

Table 3.9.4- Applicability and Compliance with Town LWRP

Policy	Policy Summary	Project Applicability or Conformity
Development Policies		
1	Restore, revitalize and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.	Proposed project implements this policy.
1A	Revitalize and redevelop Highland Landing with appropriate water-dependent or enhanced uses.	Not applicable
1B	Revitalize and redevelop the area surrounding the former Columbia Boathouse as a potential site for access to and from the river.	Not applicable
1C	Identify and promote a Highland "waterfront" to increase awareness and enjoyment of the river by both residents and visitors to the town.	Not applicable
1D	Ensure the maximum benefit from a New Hudson River Bridge with a terminus in the Town of Lloyd.	Not applicable
2	Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.	Although the project site has frontage on the Hudson River, implementation of the is policy is not practical due to terrain considerations.
3	The State Coastal Policy regarding development of major ports is not applicable in the Town of Lloyd.	Not applicable
4	The State Coastal Policy regarding the strengthening of small harbor areas is not applicable to the Town of Lloyd.	Not applicable
5	Encourage the location of development in areas where public services and facilities are adequate.	The proposed project will utilize an on-site wastewater treatment plant and will therefore make no demand on this service. The project will involve the extension of public water facilities of which there is adequate capacity to service the project. Similarly, there is adequate public utilities service to meet the needs of the project.
6	Expedite permit procedures.	An expedited process should be considered given the proposed project's consistency with the Town LWRP.
6A	Develop performance standards to clearly articulate requirements for development within the waterfront area and along the bluffs.	The proposed project complies with this policy.
Fish and Wildlife Policies		
7	Significant coastal fish and wildlife habitats shall be protected, preserved, or restored.	The proposed project is adjacent to a significant coastal fish and wildlife habitat. However, no habitats will be impacted as a result of the project. The proposed project complies with this policy.
7A	Protect and preserve the viability of the Poughkeepsie Deep Water Habitat and the Shortnose Sturgeon, which is considered and endangered species.	Not applicable
7B	Protect, preserve and enhance the wooded bluffs of the Hudson River Shore.	The proposed project implements this policy through preservation along the bluff line.
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants.	The proposed project complies with this policy.
8A	Protect fish and wildlife resources in the waterfront area from any possible hazardous wastes and other pollutants.	The proposed project complies with this policy. The proposed wastewater treatment plant discharge will meet state treatment standards.
9	Expand recreational use of fish and wildlife resources in coastal areas.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
9A	Ensure continued public access to the river and the possibility for recreational fishing.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
9B	Encourage the passive recreational enjoyment of the wildlife, especially birds, present along the bluff area.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area.	Not applicable
10A	Encourage the development of commercial shad fishing.	Not applicable
Flooding and Erosion Policies		
11	Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.	The proposed project implements this policy as no buildings or structures will be located within 100 year flood zones as identified by National Flood Insurance Program Flood Insurance Rate Map (FIRM), for Ulster County, New York.
12	Minimize damage to natural resources and property from flooding and erosion as a result of activities or development in the Coastal Area.	The proposed project will not increase erosion or flooding at the project site. An erosion and sediment control plan will be implemented prior to and during construction.
13	Construction or reconstruction of erosion protection structures shall control erosion for at least 30 years.	The proposed project complies with this policy. Erosion and sediment control structures will be maintained in perpetuity by the homeowner's association.
13A	Maintain the bulkheads along the Hudson River and require private landowners and the Conrail Corporation to restore and maintain erosion control mechanisms along their river frontage.	Not applicable
14	Activities or development undertaken will cause no measurable increase in erosion or flooding.	The proposed project will not increase erosion or flooding at the project site. An erosion and sediment control plan will be implemented prior to and during construction.
14A	Construction activities will cause no measurable increase in erosion or flooding.	The proposed project will not increase erosion or flooding at the project site. An erosion and sediment control plan will be implemented prior to and during construction.
15	Mining, excavation or dredging shall not significantly interfere with the natural coastal processes.	Not applicable
16	Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development.	Not applicable
17	Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion.	The proposed project complies with this policy because construction is not proposed along the bluff line.
17A	Whenever possible, efforts to control erosion along the bluff line and the steep slopes rising from the Hudson River shall be of a non-structural nature.	Not applicable

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General Development Policies		
18	Proposed major actions in the coastal area must give full consideration to economic, social and environmental interests of the state and its citizens.	The proposed project implements this policy by redeveloping a property that has not been operated in over 20 years to provide a variety of housing types, retail and tourism opportunities, and significant employment opportunities.
18A	Safeguard the vital economic, social and environmental interests of the Town of Lloyd and its citizens in the evaluation of any proposal for an additional Hudson River crossing - either a new bridge or second deck - which would impact the town.	Not applicable
Public Access Policies		
19	Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
19A	Increase the access to, and enjoyment of, the walkways of the Mid-Hudson Bridge and revitalize Johnson Iorio Memorial Park.	Not applicable
19B	Consider and evaluate increased access to publicly owned land and the river during the planning and construction of a second Hudson River bridge with a terminus in the Town of Lloyd.	Not applicable
20	Provide access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
20A	Improve access across the railroad tracks owned by Conrail to the river and the water's edge and to the areas east of the tracks at Highland Landing and the former Columbia Boathouse.	Not applicable
20B	Lands under the waters of the Hudson River currently under public ownership and adjacent to the publicly owned foreshore or the water's edge should remain in public ownership.	Not applicable
Recreation Policies		
21	Water dependent and water enhanced recreation will be encouraged and facilitated.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
21A	Facilitate continued access to, and use of, the land east of the railroad track at Highland Landing and at the former Columbia Boathouse for water-dependent and water enhanced recreation.	Not applicable
21B	Increase the public water-related recreation resources and facilities of the Town.	The proposed project implements this policy through a public-access walking trail connecting to Franny Reese State Park and the Hudson River shoreline.
21C	Encourage passive recreational facilities and activities along the bluff line and immediate upland areas. Mixed-use and multi-residential development shall be encouraged to balance public recreational needs and residential development which is considered water-enhanced.	The proposed project implements this policy through a public-access walking trail and through mixed-use and multi-use residential development.
22	Development, when located adjacent to the shore, will provide for water-related recreation.	Not applicable, no development is proposed adjacent to the shore.
22A	The future development of the former Columbia Boathouse site shall provide for water-related recreation as either a primary or multiple use.	Not applicable
22B	Development along the bluff line and upland area of the waterfront area shall provide for mixed or multiple uses to allow for water-enhanced passive recreational uses.	The proposed project implements this policy by incorporating mixed and multiple uses and by incorporating a public-access walking trail.
Historic and Scenic Resources Policies		
23	Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the state, its communities, or the nations.	The proposed project complies with this policy by protecting important archaeological resources.
23A	Protect, and preserve historic land use patterns which contribute to the identity and attraction of the Highland Area and its waterfront.	Not applicable
24	Prevent Impairment of scenic resources of statewide significance, as identified on the Coastal Area Map.	The proposed project complies with this policy by limiting development to the footprint of the existing historic Winery Building Complex which is already visible within the Esopus Lloyd Scenic Area of Statewide Significance.
24A	Prevent impairment of the Esopus/Lloyd and Estates District Scenic Areas of statewide significance.	The proposed project complies with this policy by limiting development to the footprint of the existing historic Winery Building Complex which is already visible within the Esopus Lloyd Scenic Area of Statewide Significance.
25	Protect, restore or enhance natural and man-made resources which contribute to the overall quality of the coastal area.	The proposed project complies with this policy by protecting the bluff above the Hudson River.
25A	Protect, restore and enhance the scenic quality of the wooded bluffs and upland area of the town's entire waterfront, especially the area from the Mid-Hudson Bridge South to Blue Point.	The proposed project complies with this policy by protecting the bluff above the Hudson River.
Agricultural Policies		
26	Conserve and protect agricultural land.	Not applicable

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Energy and Ice Management Policies		
27	Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.	Not applicable
28	Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding or interfere with the production of hydroelectric power.	Not applicable
29	The State Coastal Policy regarding development of energy resources on the Outer Continental Shelf is not applicable to the Town of Lloyd.	Not applicable
Water and Air Resources Policies		
30	Municipal, industrial, and commercial discharge of pollutants will conform to State and National Water Quality Standards.	The proposed project will comply with all state and national water quality standards.
31	State Coastal Area Policies and purposes of approved LWRP will be considered while reviewing Coastal Water Classification and while modifying water quality standards.	Not applicable
32	Encourage the use of alternative or innovative sanitary waste systems where costs of conventional facilities are unreasonably high.	Not applicable because the cost of a conventional system is not unreasonably high.
33	Best management practices will be used to control storm water runoff and combined sewer overflows.	The proposed project will comply with this policy.
34	Discharge of waste materials from vessels will be limited.	Not applicable
35	Dredging and dredge spoil disposal will meets existing state dredging permit requirements.	Not applicable
35A	Spoils from dredging shall not be disposed of in the Poughkeepsie Deepwater Habitat.	Not applicable
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters.	Not applicable
37	Best management practices will be utilized to minimize non-point discharges.	The proposed project will employ best management practices to minimize nonpoint discharges through implementation of a Stormwater Pollution Prevention Plan.
38	Conserve and protect the quality and quantity of surface water and ground water supplies.	The proposed project will comply with this policy.
39	The transport, storage, treatment and disposal of solid wastes within coastal areas will be conducted in such a manner so as to protect ground water and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands, and scenic resources.	Solid waste from the project will be transported off-site for disposal.
40	Effluent discharged from major steam electric generating and industrial facilities into coastal water will conform to state water quality standards.	Not applicable
41	Land use or development in the coastal area will not cause national or state air quality standards to be violated.	The proposed project will not violate state or national air quality standards.
42	Coastal management policies will be considered if the state reclassifies land areas pursuant to the prevention of significant deterioration regulation of the federal clean air act.	Not applicable
43	Land use development in the coastal area must not cause the generation of significant amounts of the acid rain precursors: nitrates and sulfates.	The proposed project will not generate acid rain precursors.
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.	The proposed project will impact 0.86 acres of wetland. Mitigations is proposed for this impact.