

SHORELINE DEVELOPMENT

Goals

Provide for Water-Dependent and Water-Related Uses. Provide for needed water dependent and water related uses.

Management Guidelines

A. Siting and Design of Breakwaters, Jetties, Causeways, Harbors, and Marinas. Breakwaters, Jetties, Causeways, Harbors, and Marinas will, to the extent feasible and prudent, be sited and designed to minimize impacts on longshore transport, circulation, and mixing. The site and design should also optimize flushing to avoid concentration of pollutants.

Harbors, marinas, and launch ramps adjacent to public uplands should be sited where upland demands, such as parking, support facilities, and increased traffic flow can be accommodated.

B. Filling Tidelands for Residential Purposes. Filling state tide and submerged lands for residential purposes will not be allowed.

C. Pilings Preferable to Fill. Pilings will, to the extent feasible and prudent, be used instead of fill for all shoreline development (shoreline development is defined in Appendix A). Pilings will to the extent feasible and prudent, be:

- dug or driven and not jetted;
- treated and adequately cured before use; and
- spaced to allow for free flow of tidal currents, longshore currents, and littoral drift.

D. Bulkhead Use and Design. Bulkheads will be authorized only for the purpose of

erosion control or to reduce the size of fills required for water-dependent uses. Where necessary, bulkheads should be designed to

- facilitate flushing;
- minimize the potential for toe scour, wave energy enhancement, or accelerated erosion;
- allow for outward groundwater flow or runoff; and
- prevent fines from washing away, if fines are included in fill material.

E. Permanent Fuel Storage. Permanent fuel storage facilities should not be located on docks. Fuel storage structures which are located on state uplands adjacent to tidelands or wetlands will have a physical barrier to prevent the flow of oil into coastal wetlands and tidelands. This guideline may be waived if solutions are approved by DEC.

F. Temporary Berms, Pads or Ramps. Temporary berms, pads, or ramps constructed of beach gravels and sands should be restored to blend with original contours after the temporary access is no longer required, unless removal or restoration would cause more damage than leaving the berm, pad or ramp in place.

G. Public Access Adjacent to Water Bodies. Permits, leases, and plans of operation for commercial and industrial uses, transportation facilities, pipelines and other uses may be authorized on state uplands adjacent to water bodies if their activities are consistent with the management intent for the area and if they can maintain tideland and streambank access and protect adjacent fish habitat, public water supplies, and public recreation.

Where feasible and prudent, there should be setbacks between these activities and adjacent water bodies. The width of this setback may vary depending upon the type and size of the use, but will be adequate to maintain public access to and along riparian areas and adequate to protect water quality in accordance with DEC water quality standards. For non-water-dependent uses adjacent to designated anadromous fish waters, this setback to the extent feasible, should never be less than 100 feet landward of mean high tide or ordinary high water.

Where it is not feasible and prudent to maintain a setback adjacent to fish habitat, public water supplies, or recreational waters, other measures will be implemented to meet the intent of this guideline. See also guideline D-10, *Uses Allowed in Easements, Setbacks and*

Publicly Owned Buffers Adjacent to Waterbodies, page 2-42.

H. Clean-up Bonds. A site clean-up deposit should be required of tideland facilities that have the potential to create significant impacts if abandoned or improperly cleaned up.

I. Other Guidelines That Affect Shoreline Development. A number of other guidelines will affect shoreline development activities. For details of these guidelines, see the following sections of this chapter.

- Coordination and public notice
- Fish and wildlife habitat and harvest areas
- Public and private access
- Recreation, tourism, cultural, and scenic resources
- Transportation and utilities