



LWRP Consistency Application

City of Rye, New York Planning Department

1051 Boston Post Road, Rye, New York 10580

Phone: (914) 967-7167

Fax (914) 967-4641

www.ci.rye.ny.us/planning.htm

The undersigned applicant hereby applies to the Rye City Council for determination of consistency in accordance with Chapter 73, Coastal Zone Management Waterfront Consistency review, of the Rye City Code, and, therefore, represents and states as follows:

A. Application Name: _____

B. Applicant (If Applicant is not owner, attach document confirming interest in property):

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Fax: _____
Email: _____

C. Property Owner:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Fax: _____

D. Architect/Landscape Architect/Engineer or Surveyor:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Fax: _____

For Planning Department Use Only:

Application Receipt Date:

Application No.: _____
Application No.: _____
Fee Check No.: _____
Prior Approvals: _____
Prior Approvals: _____



LWRP Consistency Application

City of Rye, New York Planning Department

F. Property Information:

Street Address: _____

City: Rye State: NY Zip: 10580

Property Area (Acres): _____

Tax Map Designation: Sheet: _____ Block: _____ Lot(s): _____

Sheet: _____ Block: _____ Lot(s): _____

Sheet: _____ Block: _____ Lot(s): _____

Zoning District: _____

Flood Insurance Zone: _____

G. Fee (as per City of Rye Fee Schedule)

Please include application fee and indicate amount here: \$ _____

H. City Naturalist's Determination:

Please attach a copy of the City Naturalist's wetland determination (separate form required).

I. Coastal Assessment Form

Please attach a completed copy of the Coastal Assessment Form required by Chapter 73 (separate form required).

J. Statement of Proposed Work and Purpose Thereof:

Please provide as statement of the proposed work and purpose thereof (If the space provided is insufficient, please attach additional sheet(s)):



LWRP Consistency Application

City of Rye, New York Planning Department

K. Evaluation of Consistency with LWRP Policies:

Actions to be undertaken within the Coastal Area must be evaluated for consistency in accordance with the LWRP policy standards and conditions, which are explained and described in Section III of the Rye City LWRP, a copy of which is on file in the City Clerk's and City Planner's Office and available for inspection during normal business hours. In the case of direct actions, the agency shall also consult with Section IV of the LWRP in making their consistency determination.

In making its determination, the City Council must consider the following factors, and issue written findings with respect to those factors that are applicable. Please give any pertinent information that will permit the Planning Commission to make a determination that this action is consistent with the following policies:

- (1) Revitalize deteriorated and under utilized waterfront areas (Policy 1).

- (2) Retain and promote recreational water-dependent uses (Policy 2).

- (3) Strengthen the economic base of smaller harbor areas by encouraging traditional uses and activities (Policy 4).



LWRP Consistency Application

City of Rye, New York Planning Department

- (4) Ensure that development occurs where adequate public infrastructure is available to reduce health and pollution hazards (Policy 5).

- (5) Streamline development permit procedures (Policy 6).

- (6) Protect significant and locally important fish and wildlife habitats from human disruption and chemical contamination (Policies 7, 7A, 7B and 8).

- (7) Maintain and expand commercial fishing facilities to promote commercial and recreational fishing opportunities (Policies 9 and 10).



LWRP Consistency Application

City of Rye, New York Planning Department

- (8) Minimize flooding and erosion hazard through non-structural means, carefully selected, long-term structural measures and appropriate siting of structures (Policies 11, 12, 13, 14, 16, 17, and 28).

- (9) Safeguard economic, social and environmental interests in the coastal area when major actions are taken (Policy 18).

- (10) Maintain and improve public access to the shoreline and to water-related recreational facilities while protecting the environment (Policies 2, 19, 19A, 19B, 20, 21 and 22).

- (11) Protect and restore historic and archaeological resources (Policy 23).



LWRP Consistency Application

City of Rye, New York Planning Department

- (12) Protect and upgrade scenic resources (Policy 25).

- (13) Site and construct energy facilities in a manner which will be compatible with the environment and contingent upon the need for a waterfront or water location (Policies 27, 29 and 40).

- (14) Prevent ice management practices which could damage significant fish and wildlife and their habitats (Policy 28).

- (15) Protect surface and groundwaters from direct and indirect discharge of pollutants and from overuse (Policies 30, 31, 32, 33, 34, 35, 36, 37 and 38).



LWRP Consistency Application

City of Rye, New York Planning Department

- (16) Perform dredging and dredge spoil disposal in a manner protective of natural resources. (Policies 15 and 35).

- (17) Handle and dispose of hazardous wastes and effluents in a manner which will not adversely affect the environment nor expand existing landfills (Policy 39).

- (18) Protect air quality (Policies 41, 42 and 43).

- (19) Protect tidal and freshwater wetlands (Policy 44).



LWRP Consistency Application

City of Rye, New York Planning Department

L. Evaluation of Actions Inconsistent with LWRP Policies:

If it is determined that the action would not be consistent with one or more of the LWRP policy standards and conditions, such action shall not be undertaken unless the determining agency makes a written finding with respect to the proposed action. If applicable, please give any pertinent information that will permit the Planning Commission to make a determination on the following: (If the space provided is insufficient, please attach additional sheet(s))

- (1) No reasonable alternatives exist which would permit the action to be undertaken in a manner that would not substantially hinder the achievement of such LWRP policy standards and conditions.

- (2) The action would be undertaken in a manner that will minimize all adverse effects on such LWRP policy standards and conditions.

- (3) The action will advance one or more of the other LWRP policy standards and conditions.



LWRP Consistency Application

City of Rye, New York Planning Department

- (4) The action will result in an overriding city, regional or statewide public benefit.

M. Regulatory Compliance

1. Will the proposed project place any fill or a structure within a Flood Zone? Yes No
(If yes, Chapter 100, Floodplain Management, may apply)
2. Is the proposed activity located within a designated preservation area? Yes No
(If yes, Chapter 117, Landmarks Preservation, may apply)
3. Is a fence or wall proposed as part of the application? Yes No
(If yes, Chapter 90, Fences and Walls, may apply)
4. Does the application also involve site plan approval? Yes No
(If yes, Chapter 197, Zoning, may apply)
5. Does the application also involve the subdivision of a property? Yes No
(If yes, Chapter 170, Subdivision of Land, may apply)

N. Prior Approvals – Application Checklist for Permits:

To facilitate the approval process, the City of Rye requests that applicants indicate below all permit applications that are **pending**, have been **approved** or have been **rejected** for the subject property. The following checklist will allow the City authorities to be more familiar with properties that are the subject of the current application. Please indicate all applications submitted for the property in question, including those that were prepared for projects separate from the current one. Intentionally omitting any items from this checklist is cause for delay or rejection of the application(s) being considered.



LWRP Consistency Application

City of Rye, New York Planning Department

Board, Commission or Inspector:	Date(s) of Prior Approval(s):	City Identifier Reference(s):	Previous Action(s) on Application(s):	New Permit(s) Applied for: (Check Boxes)
Appeals				<input type="checkbox"/>
Architectural Review				<input type="checkbox"/>
Conservation				<input type="checkbox"/>
Landmarks				<input type="checkbox"/>
Planning Commission				<input type="checkbox"/>
Building Inspector				<input type="checkbox"/>
City Engineer				<input type="checkbox"/>
Naturalist				<input type="checkbox"/>
City Planner				<input type="checkbox"/>
Other:				<input type="checkbox"/>

O. Signatures

By signing this application the applicant attests that to the best of his or her knowledge all information provided herein is accurate and truthful. The signature of the applicant and owner also grants consent to having any City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.

Applicant Signature

Date

Property Owner Signature(s)

Date