

POLICY 2: MARITIME + INDUSTRIAL DEVELOPMENT

Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.

GOALS OF REVISIONS

- Promote industrial development in concert with ecological preservation along the West Shore of Staten Island by creating and mapping a new designation to be called the Ecologically Significant Maritime and Industrial Area (ESMIA).
- Create the West Shore Significant Maritime and Industrial Area, a new SMIA.
- Provide clarification about non-maritime development in SMIA's to strengthen the prioritization of water-dependent uses while allowing for a mix of uses to spur reinvestment when appropriate.
- Promote the use of best practices to minimize the adverse impacts of industrial uses on nearby neighborhoods.

SUMMARY OF CHANGES

- Adds the following in sub-policy 2.1, the priority policy for SMIA's: Promote the development of maritime hubs to support maritime operations (2.1 D); Promote remediation, redevelopment, and re-use of contaminated sites (2.1 E); Target public investment to improve transportation access for maritime and industrial operations...[and] support emergency preparedness planning and the integration of sustainable practices (2.1 F); Promote the development and operation of industrial uses in a manner that protects the health and well-being of surrounding communities, businesses and local workers, and natural resources (2.1 H); and within Priority Marine Activity Zones, priority should be given towards shoreline design that allow for water-dependent uses (2.1 I).
- Clarifies that uses other than water-dependent or heavy industrial uses should be considered to spur revitalization as long as certain conditions are met, such as maintaining shoreline infrastructure; appropriate buffering of incompatible uses; locating non-water-dependent uses on the upland portion of a site or at a non-waterfront site; and, for non-water dependent and/or non-heavy industrial uses on a site with waterfront access, requiring an analysis that examines the site's history and economic viability of maritime uses (2.1 K).
- Creates the Arthur Kill ESMIA on Staten Island's West Shore, which is well-suited for both maritime industrial uses and natural resource protection. Sub-policy 2.2 "Encourage[s] a harmonious relationship between working waterfront uses, compatible upland development, and natural resources within the ESMIA," with provisions stating that development should minimize fragmentation and other negative impacts to the coastal ecosystem (2.2 A), and site-specific characteristics should be considered when determining whether redevelopment or ecological enhancement would be most suitable (2.2 B), among others.
- Adds provisions for maintaining "off-shore channels used to access to access New York City's waterways and coast" (2.4 D) and "ensuring clearance and safe vessel passage of navigation channels" (2.4 G).
- Adds new sub-policy on incorporating consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure (2.6). (See 6.2 for full provisions.)