

7163

I N   S E N A T E

May 1, 2012

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Introduced by Sen. LANZA -- read twice and ordered printed, and when printed to be committed to the Committee on Environmental Conservation

AN ACT to amend the environmental conservation law, in relation to requiring notice to adjacent landowners where certain development is proposed in wetlands in a city with a population of one million or more

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. Section 25-0402 of the environmental conservation law, as  
2     added by chapter 790 of the laws of 1973, subdivision 2 as added by  
3     chapter 233 of the laws of 1979, is amended to read as follows:  
4     S 25-0402. Application for permits.  
5     1. Any person proposing to conduct or cause to be conducted an activ-  
6     ity regulated under this act upon any inventoried tidal wetland shall  
7     file an application for a permit with the commissioner, in such form and  
8     containing such information as the commissioner may prescribe. The  
9     applicant shall have the burden of demonstrating that the proposed  
10    activity will be in complete accord with the policy and provisions of  
11    this act. Such application shall include a detailed description of the  
12    proposed work and a map showing the area of tidal wetland directly  
13    affected, with the location of the proposed work thereon, together with  
14    the names of the owners of record of adjacent lands and the known claim-  
15    ants of water rights in or adjacent to the tidal wetlands of whom the  
16    applicant has notice. The commissioner shall cause a copy of such appli-  
17    cation to be mailed to the chief administrative officer in the munici-  
18    pality where the proposed work or any part of it is located. UPON  
19    RECEIPT OF SUCH APPLICATION BY A CITY WITH A POPULATION OF ONE MILLION  
20    OR MORE, SUCH CITY SHALL CAUSE A NOTICE OF SUCH APPLICATION TO BE MAILED  
21    TO OWNERS OF RECORD OF LAND WHICH IS LOCATED WITHIN ONE THOUSAND FEET OF  
22    THE PROPOSED ACTIVITY.  
23    2. NO SOONER THAN THIRTY DAYS AND NOT LATER THAN SIXTY DAYS AFTER THE  
24    RECEIPT OF AN APPLICATION BY A CITY WITH A POPULATION OF ONE MILLION OR  
25    MORE, AND AFTER NOTICE OF APPLICATION HAS BEEN PUBLISHED BY THE APPLI-  
26    CANT IN TWO NEWSPAPERS HAVING A GENERAL CIRCULATION IN THE AREA, THE

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

LBD00523-01-1

1 COMMISSIONER SHALL HOLD A PUBLIC HEARING ON SUCH APPLICATION AT A SUIT-  
2 ABLE LOCATION IN SUCH CITY WHERE THE AFFECTED WETLAND IS SITUATED UNLESS  
3 NO NOTICE OF OBJECTION HAS BEEN FILED OR UNLESS THE COMMISSIONER FINDS  
4 THE ACTIVITY TO BE OF SUCH A MINOR NATURE AS NOT TO AFFECT OR ENDANGER  
5 THE BALANCE OF SYSTEMS WITHIN THE WETLANDS, IN WHICH CASE THE COMMIS-  
6 SIONER MAY, IN THE EXERCISE OF DISCRETION, DISPENSE WITH SUCH HEARING.  
7 WHERE THE COMMISSIONER FINDS THAT A HEARING IS NOT NECESSARY, A DECISION  
8 SETTING FORTH REASONS THEREFOR SHALL BE PREPARED, SHALL BE A MATTER OF  
9 PUBLIC RECORD AND SHALL BE MAILED TO THE CITY AND THE OWNERS OF RECORD  
10 OF PROPERTY LOCATED WITHIN ONE THOUSAND FEET OF THE WETLANDS WHERE THE  
11 PROPOSED WORK OR ANY PART OF IT IS LOCATED AND TO ALL PERSONS WHO FILED  
12 A STATEMENT FOLLOWING THE PUBLICATION OF SUCH NOTICE OF APPLICATION. ALL  
13 OWNERS OF RECORD OF LAND WHICH IS LOCATED WITHIN ONE THOUSAND FEET OF  
14 THE PROPOSED ACTIVITY AND THE LOCAL GOVERNMENTS WHERE THE PROPOSED  
15 ACTIVITY IS LOCATED SHALL BE NOTIFIED BY CERTIFIED MAIL OF THE HEARING  
16 NOT LESS THAN TWENTY-ONE DAYS PRIOR TO THE DATE SET FOR SUCH HEARING.  
17 THE APPLICANT SHALL CAUSE NOTICE OF SUCH HEARING TO BE PUBLISHED IN TWO  
18 NEWSPAPERS HAVING A GENERAL CIRCULATION IN THE AREA WHERE THE AFFECTED  
19 WETLANDS ARE LOCATED AT LEAST TWENTY-ONE DAYS PRIOR TO THE HEARING. ALL  
20 APPLICATIONS AND MAPS AND DOCUMENTS RELATING THERETO SHALL BE OPEN FOR  
21 PUBLIC INSPECTION AT THE OFFICE OF THE CLERK OF THE COUNTY IN WHICH THE  
22 WETLAND IS SITUATED. AT SUCH HEARING ANY PERSON OR PERSONS FILING A  
23 REQUEST FOR A HEARING OR A TIMELY NOTICE OF APPEARANCE MAY APPEAR AND BE  
24 HEARD.

25 3. The rules and regulations adopted by the department to implement  
26 this article and the provisions of article 70 of this chapter and rules  
27 and regulations adopted thereunder shall govern permit applications,  
28 renewals, modifications, suspensions and revocations under this article,  
29 PROVIDED HOWEVER, THAT AFTER THE DEPARTMENT HAS GIVEN NOTICE TO AN  
30 APPLICANT THAT AN APPLICATION IS COMPLETE, OR THE APPLICATION IS DEEMED  
31 COMPLETE, THE APPLICANT SHALL CAUSE A NOTICE OF COMPLETION OF THE APPLI-  
32 CATION TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE  
33 AFFECTED AREA AS PROVIDED IN RULES AND REGULATIONS OF THE DEPARTMENT.

34 S 2. Subdivisions 1, 2 and 3 of section 24-0703 of the environmental  
35 conservation law, subdivisions 1 and 2 as amended and subdivision 3 as  
36 added by chapter 233 of the laws of 1979, are amended to read as  
37 follows:

38 1. Any person proposing to conduct or cause to be conducted a regu-  
39 lated activity upon any freshwater wetland shall file an application for  
40 a permit with the clerk of the local government having jurisdiction or  
41 the department, as the case may be. Review of the application shall be  
42 made by the local government or the commissioner, as the case may be, in  
43 accordance with applicable law and such rules hereunder as may be  
44 adopted by the commissioner. Such application shall include a detailed  
45 description of the proposed activity and a map showing the area of  
46 freshwater wetland directly affected, with the location of the proposed  
47 activity thereon. The clerk or commissioner shall cause notice of such  
48 application to be mailed to all local governments where the proposed  
49 activity or any part of it is located. UPON RECEIPT OF SUCH APPLICATION  
50 BY A CITY WITH A POPULATION OF ONE MILLION OR MORE, SUCH CITY SHALL  
51 CAUSE A NOTICE OF SUCH APPLICATION TO BE MAILED TO OWNERS OF RECORD OF  
52 LAND WHICH IS LOCATED WITHIN ONE THOUSAND FEET OF THE PROPOSED ACTIVITY.

53 2. No sooner than thirty days and not later than sixty days after the  
54 receipt by a local government of an application, and after notice of  
55 application has been published by the applicant in two newspapers having  
56 a general circulation in the area, the local government OR THE COMMIS-

1 SIONER shall hold a public hearing on such application at a suitable  
2 location in the local government where the affected wetland is situated  
3 unless no notice of objection has been filed or unless the [local  
4 government finds the] activity HAS BEEN FOUND to be of such a minor  
5 nature as not to affect or endanger the balance of systems within the  
6 wetlands, in which case the local government OR THE COMMISSIONER may, in  
7 the exercise of discretion, dispense with such hearing. Where the local  
8 government OR THE COMMISSIONER finds that a hearing is not necessary, a  
9 decision setting forth reasons therefor shall be prepared, shall be a  
10 matter of public record and shall be mailed to all local governments,  
11 AND IN A CITY WITH A POPULATION OF ONE MILLION OR MORE TO OWNERS OF  
12 RECORD OF PROPERTY LOCATED WITHIN ONE THOUSAND FEET OF THE WETLANDS,  
13 where the proposed work or any part of it is located and to all persons  
14 who filed a statement with the local government OR THE COMMISSIONER,  
15 following the publication of such notice of application. All owners of  
16 record of the adjacent land, AND, IN A CITY WITH A POPULATION OF ONE  
17 MILLION OR MORE ALL OWNERS OF RECORD OF PROPERTY WHICH IS LOCATED WITHIN  
18 ONE THOUSAND FEET OF THE PROPOSED ACTIVITY, and the local governments  
19 where the proposed activity is located shall be notified by certified  
20 mail of the hearing not less than [fifteen] TWENTY-ONE days prior to the  
21 date set for such hearing. The local government OR THE COMMISSIONER  
22 shall cause notice of such hearing to be published in two newspapers  
23 having a general circulation in the area where the affected freshwater  
24 wetlands are located. All applications and maps and documents relating  
25 thereto shall be open for public inspection at the office of the clerk  
26 of the local government, OR IN A CITY WITH A POPULATION OF ONE MILLION  
27 OR MORE, IN THE OFFICE OF THE CLERK OF THE COUNTY in which the wetland  
28 is situated. At such hearing any person or persons filing a request for  
29 a hearing or a timely notice of appearance may appear and be heard.

30 3. In addition to the provisions of article 70 of this chapter and  
31 rules and regulations adopted thereunder, the rules and regulations  
32 adopted by the department pursuant to this article to implement its  
33 processing of permit applications, renewals, modifications, suspensions  
34 and revocations shall govern permit administration by the department  
35 under this article, provided however, that after the department has  
36 given notice to an applicant that an application is complete, or the  
37 application is deemed complete, the applicant shall cause a notice of  
38 COMPLETION OF THE application to be published in a newspaper of general  
39 circulation in the affected area as provided in rules and regulations of  
40 the department.

41 S 3. This act shall take effect immediately.