



Department of  
Environmental  
Conservation

# Coastal Erosion Hazard Area Regulations Beaches and Dunes Article 34 and 6 NYCRR Part 505



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Western Flood Hub Section



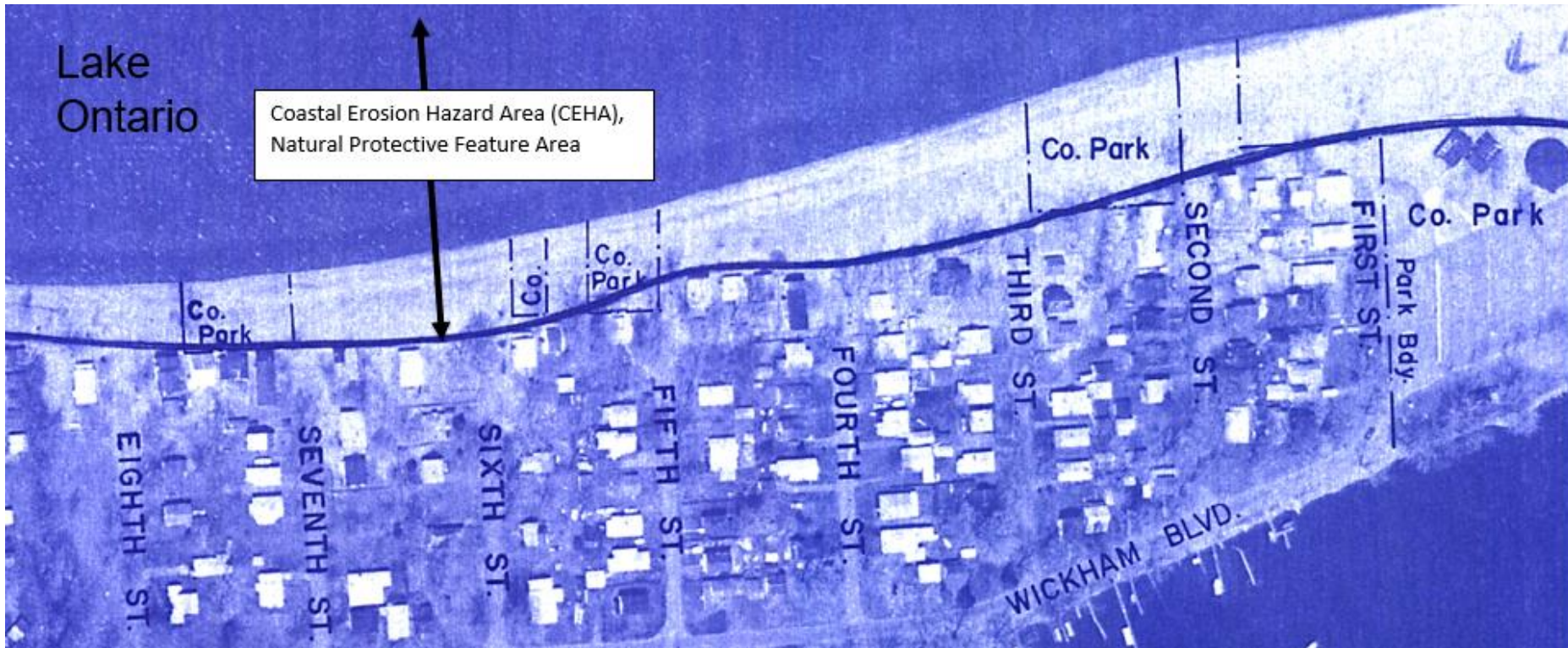
# Coastal Erosion Hazard Area Regulations

## Purpose and intent is to:

- ❖ Promote and preserve natural protective features (dunes, beaches, and bluffs)
- ❖ Minimize or prevent damage to:
  - natural protective features
  - man-made property
  - natural resources
  - protect human life
- ❖ Ensure that the placement of erosion protection structures are justified and properly built

# Coastal Erosion Hazard Area Map

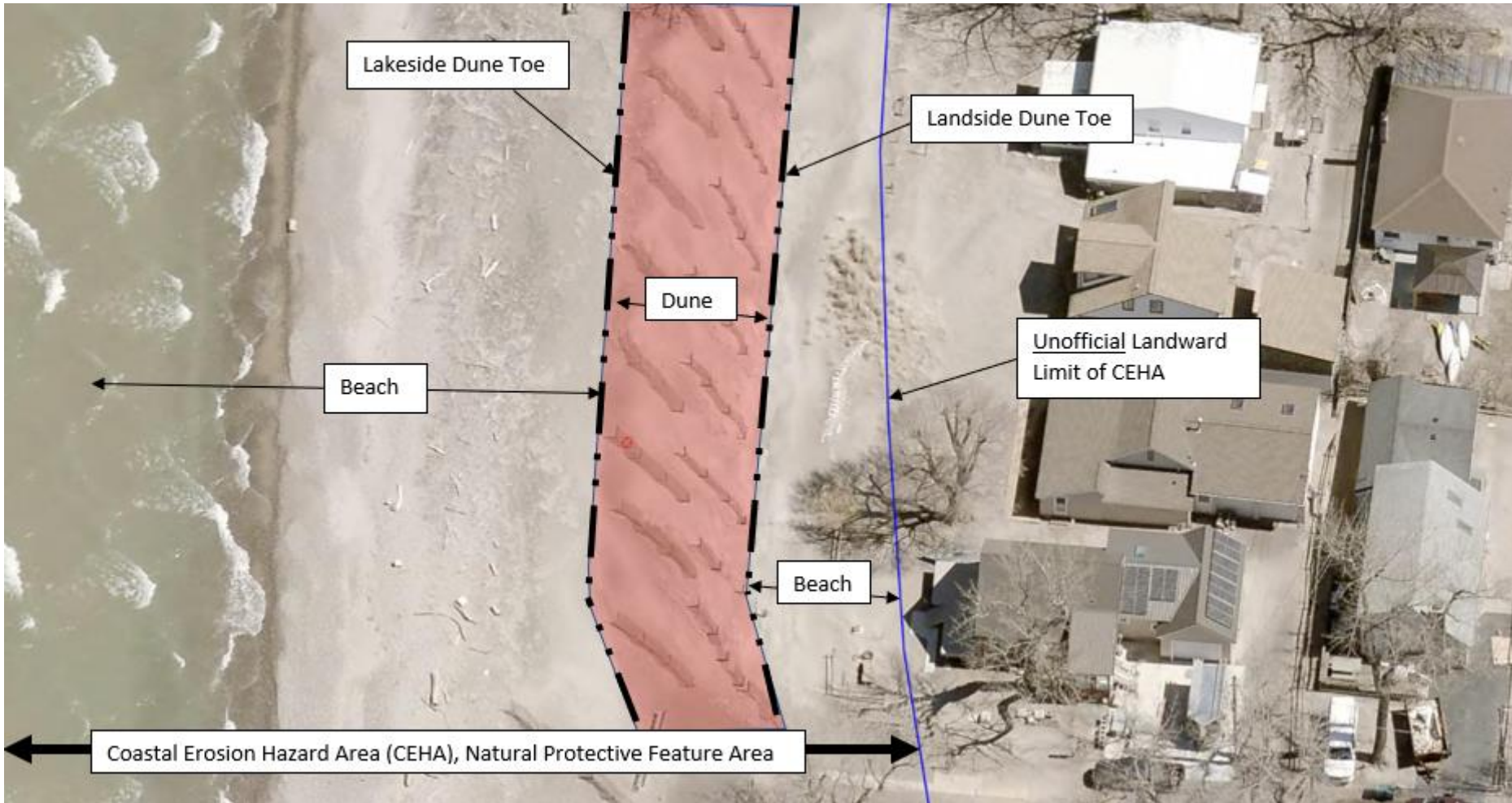
Natural Protective Feature Areas and Structural Hazard Areas



All CEHA maps can be downloaded at <https://www.dec.ny.gov/fs/projects/coastal/>



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## Regulated CEHA Activities on Dunes and Beaches

- ❖ Excavating, filling, grading, or mining
- ❖ Construction, modification, or restoration of any structure or erosion protection measure
- ❖ Vegetation removal

**\*Call DEC to ensure necessary permits are obtained prior to commencing work**

# Unregulated CEHA Activities on Dunes and Beaches (no CEHA permit from DEC required; may need Article 15 Excavation and Fill or Article 24 Wetland permits)

## General:

- ❖ Normal maintenance activities
- ❖ Native vegetative planting
- ❖ Elevated walkways or stairways for private, non-commercial beach access (elevated at least 18 inches, no wider than 4 feet)

## Dunes:

- ❖ Sand fencing to maintain or increase dune size

## Beaches:

- ❖ Docks and piers less than 200 sq. ft. that are built on floats or open piles
- ❖ Seasonal docks
- ❖ Beach grooming & cleanup



# Unregulated CEHA Activities (Continued)

## Beach Grooming and Cleanup

- ❖ Debris removal (downed trees, logs, garbage, etc.)
- ❖ Beach grooming provided that:
  - Any movement of beach sand/gravel does not change the beach grade by more than 1 foot in elevation
  - Vehicles required for grooming utilize existing vehicle access paths
  - Well established beach/dune vegetation is not disturbed
  - Grooming activities and vehicle use stays above mean high water level
  - Beach sand/gravel material is not excavated or removed from the beach

# Unregulated CEHA Activities (Continued)

## Examples of Normal Maintenance Activities

- Window, siding, roof replacement projects
- Decking board replacement or staining projects
- Relocation of wind blown sand on beaches that seasonally accumulates on or immediately adjacent to building structures. Sand must be placed back on the beach.





## Prohibited CEHA Activities on Dunes and Beaches

- ❖ Construction of new houses, decks, patios, pools, or other non water dependent structures (this includes elevation and reconstruction projects)
- ❖ Removal of vegetation and clear cutting
- ❖ Dune excavation and grading
- ❖ Beach excavation and grading that diminishes the beach
- ❖ Major additions to existing building structures (25% or greater increase)
- ❖ Deposition of incompatible material

\*Variance Requests may be submitted for prohibited activities

## Additional Information Available

- ❖ NYSDEC Coastal Erosion Management Website
  - <https://www.dec.ny.gov/lands/28923.html>
  
- ❖ NYS Homeowner Guidance for Shoreline Management
  - [https://www.dec.ny.gov/docs/water\\_pdf/redicoastalv11.pdf](https://www.dec.ny.gov/docs/water_pdf/redicoastalv11.pdf)

# NYSDEC Coastal Erosion Management and Environmental Permit Contacts

## Coastal Erosion Management Staff:

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