Town of Waddington and Village of Waddington Local Waterfront Revitalization Program

Adopted:
Town of Waddington Town Board and
Village of Waddington Board of Trustees, November 6, 1990

Approved:
NYS Secretary of State Gail S. Shaffer, April 2, 1991

Concurred:
U.S. Office of Ocean and Coastal Resources Management, July 29, 1991

STATE OF NEW YORK
DEPARTMENT OF STATE
ALBANY, N.Y. 12231-0001

GAIL S. SHAFFER
SECRETARY OF STATE

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Mr. James Burgess
Chief
Coastal Programs Division
Office of Ocean and Coastal Resource
Management
National Oceanic and Atmospheric
Administration
1825 Connecticut Avenue, NW
Universal Building South
Washington, D.C. 20235

Dear Mr. Burgess:

Enclosed is the Town and Village of Waddington Local Waterfront Revitalization Program (LWRP). The LWRP has been adopted by both municipalities and approved by the New York State Secretary of State. In addition, your office has concurred on its incorporation into the State's Coastal Management Program as a routine program implementation action. Copies of this document are also being transmitted to State agencies, as well as selected federal, county, and local agencies.

Should you have any questions or concerns regarding this document, feel free to contact either myself or Charles McCaffrey of this office at (518) 474-6000.

Sincerely,

George R. Stafford
Director
Division of Coastal Resources
and Waterfront Revitalization

GRS:gn
Enclosure

Town of Waddington and Village of Waddington Local Waterfront Revitalization Program

CZIC COLLECTION

HT 168 .W33 T69 1991 c.2

US Department of Commerce
NOAA Coastal Services Center Library
2234 South Hobson Avenue
Charleston, SC 29405-2413

Adopted:
Town of Waddington Town Board and
Village of Waddington Board of Trustees, November 5, 1990

Approved:
NYS Secretary of State Gail S. Shaffer, April 2, 1991

Concurred:
U.S. Office of Ocean and Coastal Resources Management, July 29, 1991

This Local Waterfront Revitalization Program has been adopted and approved in accordance with the provisions of the Waterfront Revitalization and Coastal Resources Act of 1981 (Executive Law, Article 42) and its implementing regulations (6 NYCRR 601). Federal concurrence on the incorporation of this Local Waterfront Revitalization Program into the New York State Coastal Management Program as a Routine Program Implementation has been obtained in accordance with the provisions of the U.S. Coastal Zone Management Act of 1972 (P.L. 92-583), as amended, and its implementing regulations (15 CFR 923).

The preparation of this program was financially aided by a federal grant from the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, under the Coastal Zone Management Act of 1972, as amended. Federal Grant No. NA-82-AA-D-CZ068.

The New York State Coastal Management Program and the preparation of Local Waterfront Revitalization Programs are administered by the New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, 162 Washington Avenue, New York 12231.

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STATE OF NEW YORK
DEPARTMENT OF STATE
ALBANY, N.Y. 12231-0001

GAIL S. SHAFFER
SECRETARY OF STATE

April 2, 1991

Honorable Reginald Greene
Supervisor
Town of Waddington
P.O. Box 484
Maple Street
Waddington, NY 13694

Dear Supervisor Greene:

It is with great pleasure that I inform you that, pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act, I have approved the Local Waterfront Revitalization Program (LWRP) prepared jointly by the Town and Village of Waddington. The Town and Village are to be commended for their thoughtful and energetic response to opportunities presented along their waterfront.

I will notify State agencies shortly that I have approved the LWRP and will provide them with a list of their activities which must be undertaken in a manner consistent to the maximum extent practicable with the LWRP.

Again, I would like to commend both the Town and Village for their efforts in developing the LWRP and look forward to working with you in the years to come as you endeavor to revitalize your waterfront.

Sincerely,

Gail S. Shaffer

GSS:gn

STATE OF NEW YORK
DEPARTMENT OF STATE
ALBANY, N.Y. 12231-0001

GAIL S. SHAFFER
SECRETARY OF STATE

April 2, 1991

Honorable Lawrence Clark
Mayor
Village of Waddington
P.O. Box 335
Maple Street
Waddington, NY 13694

Dear Mayor Clark:

It is with great pleasure that I inform you that, pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act, I have approved the Local Waterfront Revitalization Program (LWRP) prepared jointly by the Town and Village of Waddington. The Town and Village are to be commended for their thoughtful and energetic response to opportunities presented along their waterfront.

I will notify State agencies shortly that I have approved the LWRP and will provide them with a list of their activities which must be undertaken in a manner consistent to the maximum extent practicable with the LWRP.

Again, I would like to commend both the Town and Village for their efforts in developing the LWRP and look forward to working with you in the years to come as you endeavor to revitalize your waterfront.

Sincerely,

Gail S. Shaffer

GSS:gn

TOWN of WADDINGTON
WADDINGTON, N.Y. 13694
Telephone (315) 388-5629

~~J. ALBERT WRIGHT~~ SUPERVISOR
William R. Greene

TOWN CLERK
BARBARA M. BARKLEY

SUPT. OF HIGHWAYS
RICHARD McALLISTER

HEALTH OFFICER
SISTER JOAN McELWAIN, P.A.

ASSESSOR
KENNETH L. PIERCE

HISTORIAN
E. JANE LAYO

BOARDS:
HEPBURN LIBRARY
TOWN PLANNING
CONSOLIDATED HEALTH

COMMISSIONS:
CONSERVATION ADVISORY
JOINT RECREATION
LOCAL WATERFRONT REVITALIZATION

TOWN JUSTICES
WELDON G. BARKLEY
ROBERT S. McKNIGHT

COUNCIL MEMBERS
WILLIAM R. DALTON
RICHARD LeCLAIR
ROGER J. SHARLOW
MARCIA W. TIERNAN

FIRE, BUILDING, AND DEVELOPMENT ADMINISTRATOR
SHERWOOD HOLLIDA

TOWN ATTORNEY
THOMAS J. SNIDER

RESOLUTION #54

Moved by: Sharlow
Seconded by: Dalton

RESOLUTION ADOPTING JOINT TOWN & VILLAGE LWRP

WHEREAS, the Town of Waddington applied for, and was awarded, a grant by the New York State department of State for preparation of a Local Waterfront Revitalization Program, and entered into a contract with the Department of State on August 27, 1984; and

WHEREAS, a Draft Local Waterfront Revitalization Program and Draft Environmental Impact Statement was prepared by the Town and Village and forwarded to the Department of State for review by federal, State, and local agencies pursuant to the requirements of Article 42 of the Executive Law and the State Environmental Quality Review Act; and

WHEREAS, a Final Environmental Impact Statement was accepted by the Town Board as complete;

NOW THEREFORE, BE IT RESOLVED that the Town of Waddington's Local Waterfront Revitalization Program is hereby adopted and authorized for submission to the New York State Secretary of State for approval, pursuant to Article 42 of the Executive Law.

Ayes: All

Dated: November 5, 1990
Barbara Barkley, Town Clerk

William R. Greene

William R. Greene, Supervisor

VILLAGE OF WADDINGTON

WADDINGTON, NEW YORK 13694
(315) 388-5534

RESOLUTION # 13 OF THE YEAR 1990

Motion by Trustee Phillips
Seconded by Trustee Denison

RESOLUTION ADOPTING JOINT TOWN & VILLAGE LWRP

WHEREAS, the Village of Waddington applied for, and was awarded a grant by the New York State Department of State for preparation of a Local Waterfront Revitalization Program, and entered into a contract with the Department of State on August 24,1984; and

WHEREAS, a Draft Local Waterfront Revitalization Program and Draft Environmental Impact Statement was prepared by the Village and Town and forwarded to the Department of State for review by Federal, State and Local Agencies pursuant to the requirements of Article 42 of the Executive Law and State Environmental Quality Review Act; and

WHEREAS, a Final Environmental Impact Statement was accepted by the Village Board as complete;

NOW THEREFORE BE IT RESOLVED that the Village of Waddington's Local Waterfront Revitalization Program is hereby adopted and authorized for submission to the New York State Secretary of State for approval, pursuant to Article 42 of the Executive Law.

Ayes: All

Dated: November 5,1990
Patricia Paradis, Village Clerk

Lawrence Clark

Lawrence Clark, Mayor

EXECUTIVE SUMMARY

Purpose. The purpose of a Local Waterfront Revitalization Program (LWRP) is to promote economic development and revitalization within the local waterfront area while assuring the protection and beneficial use of coastal resources therein.

Authority. The Waterfront Revitalization and Coastal Resources Act of 1981 (NYS Executive Law, Article 42) and the implementing rules and regulations for the Act (Part 600 NYCRR) authorize the preparation of Local Waterfront Revitalization Programs with financial and technical assistance from the NYS Department of State. Article 42 and Part 600 also require that all State agency actions proposed in a local waterfront area covered by an approved program be undertaken in a manner consistent, to the maximum extent practicable, with the policies and purposes of such program. In absence of an approved LWRP, State agency actions in the coastal area must be consistent with the forty-four (44) coastal policies set forth in the New York State Coastal Management Program (CMP). In essence, when an LWRP has been approved by the NYS Secretary of State, its policies and purposes are substituted for those of the CMP.

Steps. A draft LWRP is prepared following guidelines developed by the NYS Department of State. The draft assesses local waterfront conditions, identifies policies applicable to those conditions, proposes future land and water uses and projects for the local waterfront area and describes local means for implementing such policies, uses and projects. It also identifies State and Federal agencies that would be affected by or would be needed to implement the program, indicates those government agencies and other organizations consulted during preparation of the program and describes measures taken to assure local commitment to program implementation. A draft environmental impact statement (EIS) is prepared for the proposed local action of adopting the program.

Next, the draft LWRP is submitted to the NYS Department of State with resolution from the local governing body authorizing the submission. The Department of State, in turn, prepares a program summary and distributes copies of the summary and the draft LWRP to approximately 70 State and Federal agencies for their review and comment during a 60-day review period. Coincident with this review period, the local governing body provides for public review and comment on both the draft LWRP and the draft EIS.

The Department of State then assists the local governing body in preparing a final EIS and a final LWRP which address comments received on the draft EIS and the draft LWRP. When the local governing body has adopted the final LWRP and has enacted any local regulatory measures needed to implement it, the NYS Secretary of State and the U.S. Office of Oceanic and Coastal Resource Management are asked to approve the LWRP. Upon approval of the LWRP, all State and Federal agencies are required by law to undertake proposed actions in the local waterfront area in a manner that is consistent, to the maximum extent practicable, with the policies and purposes of the approved LWRP. The local government is similarly obligated by a local law enacted to assure consistency.

Summary of the Village/Town LWRP (draft). The nine sections of the draft Village of Waddington/Town of Waddington LWRP are summarized as follows:

SECTION I - WATERFRONT REVITALIZATION AREA BOUNDARY. The first section identifies the existing NYS Coastal Area Boundary and proposes revision of such boundary to include portions of the Village between NY Route 37 and St. Lawrence Avenue and east of Brookview Drive and Franklin Road. (A map of the existing and proposed boundaries is attached.)

SECTION II - INVENTORY AND ANALYSIS. This section inventories and analyzes natural resources (water, land, vegetation, fish and wildlife and scenic resources), community/cultural resources (development, public access and recreation, historic and archeological resources and agricultural resources), existing land and water uses and important economic activities in the waterfront area. For each category inventoried, the analysis discusses problems, issues and/or opportunities which have been addressed in later sections of the program.

SECTION III - LOCAL POLICIES AND APPLICABLE STATE POLICIES. Section III lists the 44 NYS coastal policies under the headings Development Policies, Fish and Wildlife Policies, Flooding and Erosion Hazard Policies, General Policy, Public Access and Recreation Policies, Scenic Resources Policies, Agricultural Lands Policy, Energy and Ice Management Policies, and Water and Air Resources Policies. Of the 44 State coastal policies listed, 40 are explained as applicable while 4 are identified as not applicable. Accompanying the State policies are 25 local policies aimed at providing greater specificity and additional coastal management capability. Where appropriate, guidelines are included to assist in applying the State and local policies.

SECTION IV - PROPOSED USES AND PROJECTS. Here, proposed future land and water uses are recommended for the Village and Town waterfront area. In the Village, the proposed land use pattern reflects that envisioned by the Village's existing zoning map with the exception that the public lands of the Ogdensburg Bridge and Port Authority on Clark Point are proposed for tourism/recreation commercial instead of industrial uses. Future water uses in the Village reflect a continuation of existing water uses, with slight expansion. In the Town, the proposed land use pattern follows the density and intensity of uses allowed by the Development Code except for lands held by the New York Power Authority. For the Authority's lands, which were not originally covered by the Development Code, proposed land uses are recommended based upon development suitability criteria comparable to those underlying the code. New water uses are proposed at Leishman Point.

Projects proposed in Section IV include Whittaker Park Improvements, Riverfront Park Improvements and a multipurpose pavilion for the Village and Waddington Beach Improvements for the Town.

SECTION V - TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM - This section describes the local laws and regulations, other public and private actions, management structures and financial resources of the Village and Town for implementing the policies and purposes of the LWRP. The Village's existing zoning ordinance and sewer

ordinance provides partial implementation. Additional necessary amendments to the zoning ordinance included revising its purpose statement to include implementation of the LWRP'S policies and purposes, adding a waterfront overlay district wherein all uses except one- or two-family residential would be subject to the review of site development plans; adopting a new zoning map to confirm existing district boundaries; delineating the boundaries of the waterfront overlay district; and requiring site plan approval consistent with the LWRP policies prior to issuance of building permits, where applicable. A local consistency law was enacted to assure that Village actions in the waterfront area are no less consistent with the LWRP's policies and purposes than State and Federal actions must be.

For the Town, the Development Code and the Sanitary Code provides substantial regulatory implementation of the LWRP. However, the Development Suitability Map was revised to incorporate the previously excluded lands of the New York Power Authority, and the actual State and local policies of the LWRP are included as site plan review criteria in an appendix to the Development Code rather than being referenced to a separate document. Planning Board adoption of site plan review regulations and subdivision regulations pursuant to the authority granted to it by Town Board resolution and the Development Code itself provides the remaining regulatory implementation. Finally, the Town has adopted a local consistency law comparable to the one described above for the Village.

SECTION VI - FEDERAL AND STATE PROGRAMS LIKELY TO AFFECT IMPLEMENTATION. This section identifies those State and Federal agencies which must act consistently with the approved local program, and those whose actions will be needed for the local program's implementation.

SECTION VII - CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES. Section VII simply lists the various agencies or organizations consulted regarding the preparation of LWRPs in general or specifically, regarding the Village/Town program.

SECTION VIII - LOCAL COMMITMENT. This section briefly describes the process undertaken to obtain local support for the program and commitment to its implementation.

<u>Benefits of an approved Program</u>

1. The program establishes (through its various policies) means of both protecting and enhancing local coastal resources within the framework of Village and Town regulations, projects and other implementation techniques.

2. State and approved Federal agencies will be required by law to be consistent with the local program's policies and purposes.

3. Financial and/or technical assistance will be available from the NYS Department of State to assist in implementation of the program.

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WATERFRONT REVITALIZATION AREA BOUNDARY

SECTION I - WATERFRONT REVITALIZATION AREA BOUNDARY

The State's Coastal Management Program has established Statewide coastal boundaries in accordance with the requirements of the Coastal Zone Management Act of 1972, as amended, and its implementing rules and regulations. The landward Coastal Area Boundary delineates the inland extent of the Town of Waddington and Village of Waddington waterfront areas -- henceforth referred to jointly as the "local waterfront area." Since Town and Village authority to implement a Local Waterfront Revitalization Program is confined to the area within their respective corporate limits, it is necessary to define the waterside (riverward) extent of the local waterfront area as well.

Landward Boundary

Beginning at the point of intersection of the Town of Waddington/Town of Lisbon common municipal boundary and a line 1,000 feet inland of NY Route 37; thence northeasterly along said 1,000 foot setback...

> "...to the Waddington Village Line; thence north to NY Route 37; thence northeasterly along NY Route 37 to Brookview Drive; thence south on Brookview Drive to Franklin Road; thence southeasterly along Franklin Road to the Waddington Village Line; thence northeasterly and northwesterly along the Waddington Village Line to the Norwood St. Lawrence Railroad tracks; thence southeast along the railroad to a point 2,000' east of Coles Creek; thence northerly along a setback approximately 2,000 feet from Coles Creek..."

to the Town of Waddington/Town of Louisville common municipal boundary; thence northwest along the boundary to the point of intersection with the mean high water line of the St. Lawrence River thence following said water line southwest along the shores of the Town of Waddington and Village of Waddington to the point of intersection of the mean high water line of the St. Lawrence River and the Town of Waddington/Town of Lisbon common municipal boundary; thence southeasterly along said common boundary to the point of beginning.

Town Waterside Boundary

Beginning at the point of intersection of the Town of Waddington/Town of Lisbon common municipal boundary and the mean high water line of the St. Lawrence River; thence northwest along said municipal boundary to the International Boundary; thence northeasterly along the International Boundary to the Town of Waddington/Town of Louisville common municipal boundary; thence southeast to the point of intersection with the mean high water line of the St. Lawrence River; thence following said water line southwest along the shores of the Town of Waddington and the Village of Waddington to the point of beginning; and including

Ogden Island and the Murphy Islands. (The Village of Waddington municipal limits end at the mean high water line of the St. Lawrence River. The village, therefore, has no waterside boundary.)

TOWN & VILLAGE OF WADDINGTON

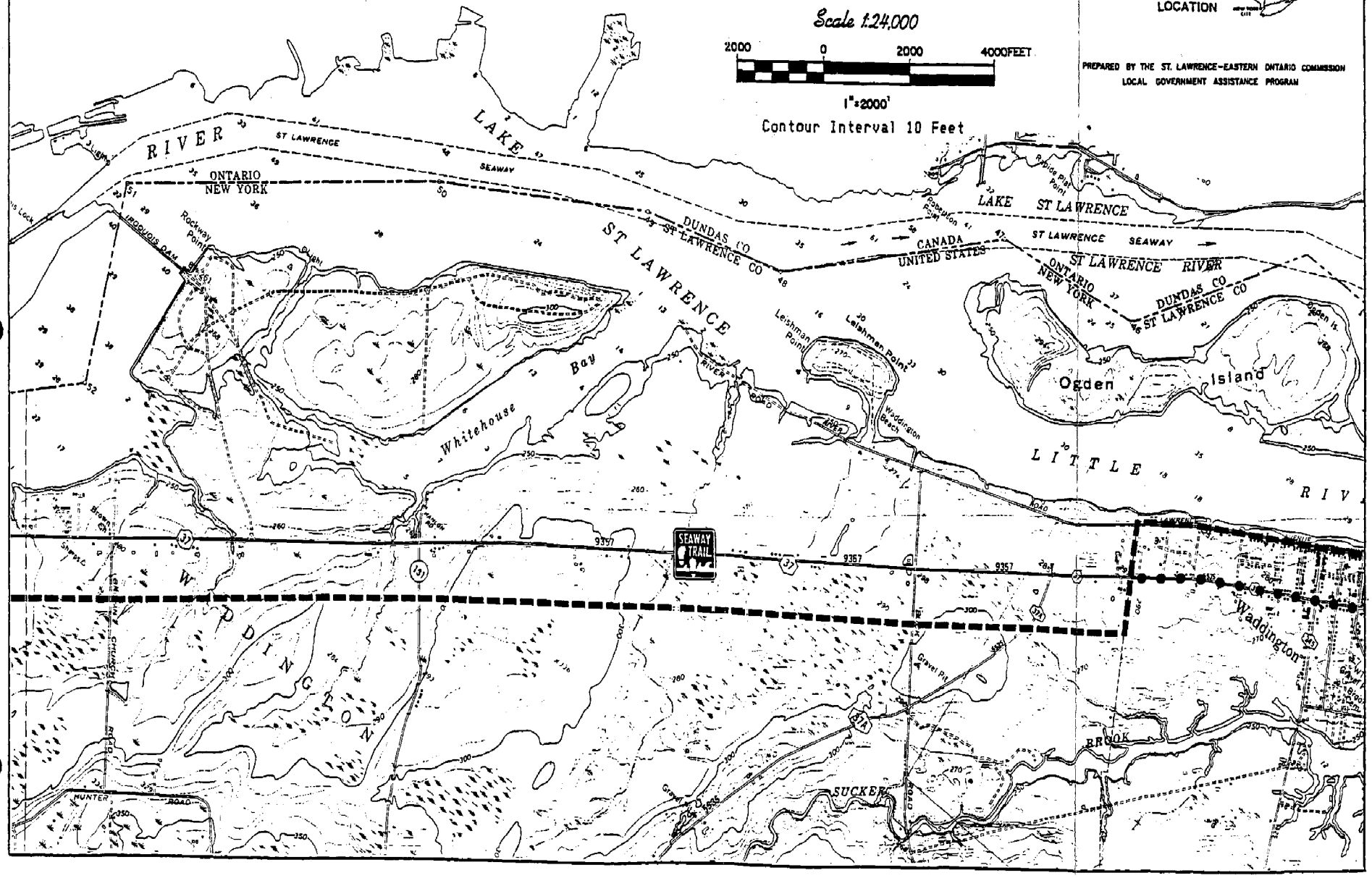
NEW YORK STATE COASTAL AREA BOUNDARY

▬▬▬ Existing N.Y.S. Coastal Area Boundary

● ● ● Approved Additions to Area Boundary

PLATE 1a

I-5



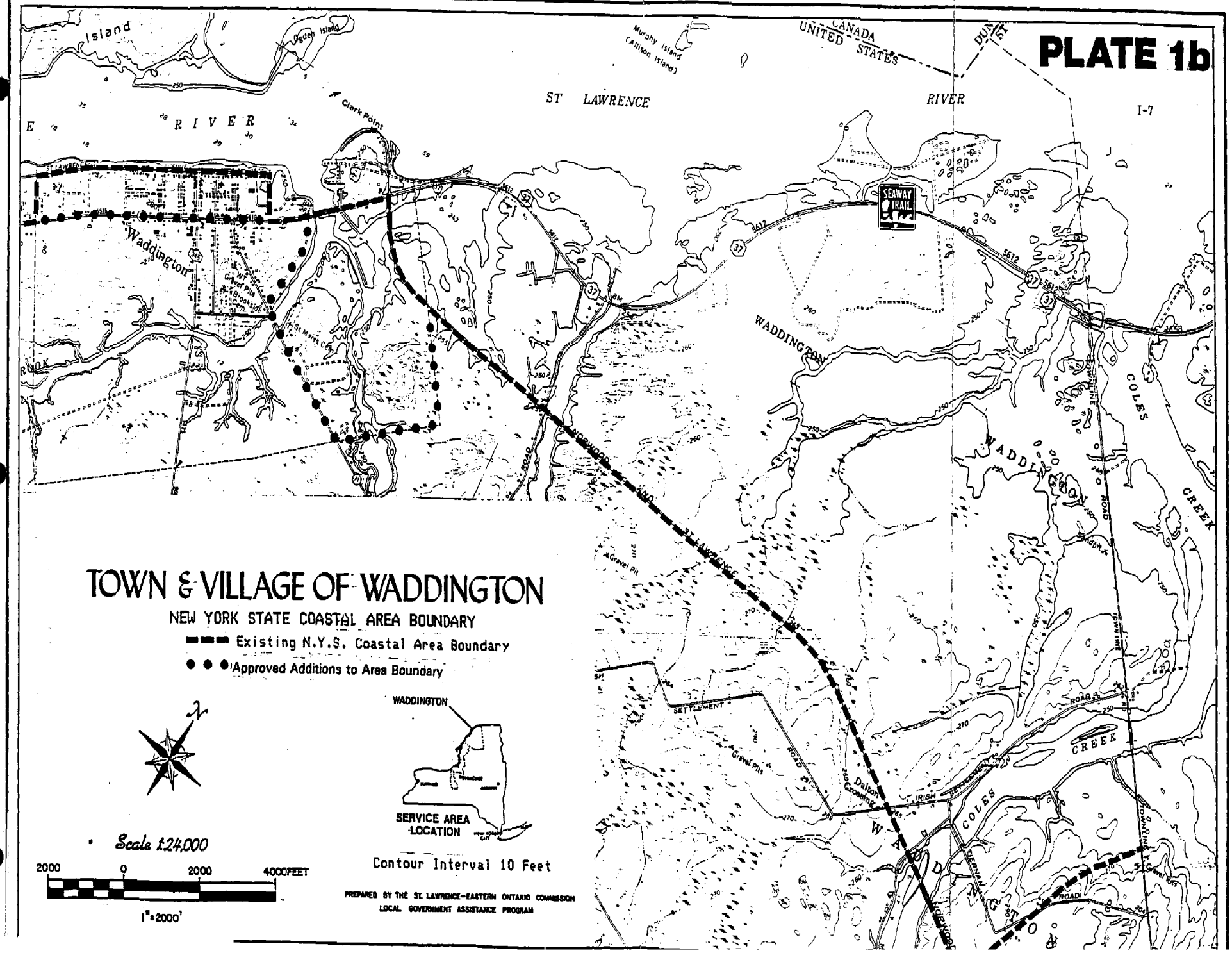


PLATE 1b
I-7
ST LAWRENCE
RIVER
CANADA
UNITED STATES
Island
Ogden Island
Murphy Island (Allison Island)
Clark Point
Waddington
WADDINGTON
SEAWAY TRAIL
COLES
CREEK
NORWOOD AND ST LAWRENCE
SETTLEMENT
Gravel Pits
Dalton Crossing
IRISH
TOWNLINE ROAD
TOWN LINE
TIERNAN
ROAD
TOWN & VILLAGE OF WADDINGTON
NEW YORK STATE COASTAL AREA BOUNDARY
Existing N.Y.S. Coastal Area Boundary
Approved Additions to Area Boundary
WADDINGTON
SERVICE AREA LOCATION
Scale 1:24,000
2000 0 2000 4000 FEET
1"=2000'
Contour Interval 10 Feet
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

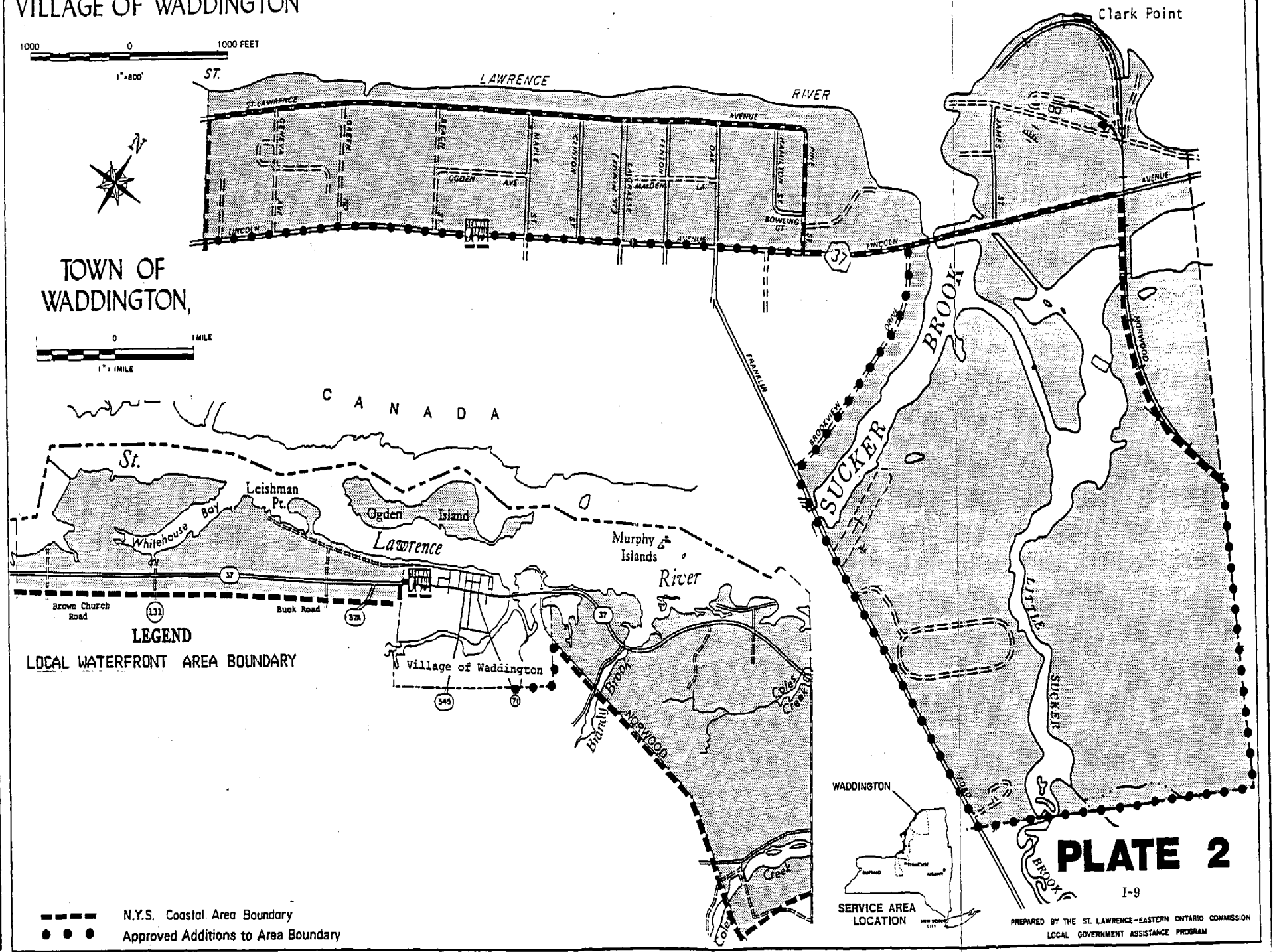


PLATE 2

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

SECTION II

INVENTORY AND ANALYSIS

An inventory and analysis of the coastal resources and conditions was prepared for the village and town waterfront areas. Two basic stages were involved. First, an initial inventory was undertaken to identify and assess the significance of waterfront resources in the two localities. An "overview memorandum" was prepared to describe problems, issues and/or opportunities associated with such resources and conditions and important government roles for management of the waterfront.[1] Second, a more thorough inventory and analysis was conducted for those resources and conditions identified in the memorandum as having the greatest significance. Some additional information was gathered and analyzed for other resources and conditions described in the memorandum as having less significance, but associated with certain coastal policies identified as "most applicable".

The results of the two-stage process are presented below under four main headings: NATURAL RESOURCES, COMMUNITY CULTURAL RESOURCES, EXISTING LAND AND WATER USES AND IMPORTANT ECONOMIC ACTIVITIES. Topics or subtopics under these main headings were structured to correspond as much as possible with the broad policy grouping of the NYS Coastal Management Program. This provides for easy reference between this section and SECTION III - LOCAL POLICIES AND APPLICABLE STATE POLICIES.

NATURAL RESOURCES

The complex system of natural resources which characterizes the Waddington waterfront area includes abundant water resources, substantial areas of prime agricultural soils, extensive wetlands and forested areas, numerous fish and wildlife habitats and excellent scenic resources. Although such natural resources are somewhat common to the St. Lawrence River Valley in this part of St. Lawrence County, their particular occurrence and characteristics in the Town and Village of Waddington contribute to a unique coastal setting and local waterfront identity.

A. WATER RESOURCES

Inventory. (See Plate 3)

The principal surface waters of the local waterfront area are Lake St.Lawrence, Whitehouse Bay, Sucker Brook, Brandy Brook and Coles Creek. Plate 3 shows the location, depth characteristics and New York State Department of Environmental Conservation (DEC) Water

[1] The overview memorandum identified development, fish and wildlife, scenic vistas, and agricultural lands as those waterfront resources of greatest significance for this program. Flooding and erosion, general interest (social, economic and environmental), public access and recreation, energy and ice management, and water and air resources were also considered important, though of somewhat lesser significance.

Quality Classifications of these water resources for the Town and Village. This plate also provides general information concerning groundwater recharge.

1. **Lake St. Lawrence**. Created by construction of the Moses-Saunders Dam in Massena, Lake St. Lawrence defines approximately 29 miles of shoreline: 20.8 miles mainland and 8.2 islands (Ogden Island and the Murphy Islands). Creation of the lake or "power pool" formed Whitehouse Bay, a long and shallow embayment in the westerly part of the Town's waterfront, and the almost insular Leishman Point. Extensive areas of shallower littoral waters are found in Whitehouse Bay, around Leishman Point, along portions of Ogden Island, around the Murphy Islands and along much of the shoreline downstream (northeast) from Clark Point.

   All of the waters of Lake St. Lawrence within the local waterfront area - including Whitehouse Bay and the mouths of Sucker Brook and Brandy Brook -have a DEC water use classification of "A". [2]

2. **Sucker Brook**, which drains the western and southwestern portions of the Town in two branches, (Sucker Brook and Little Sucker Brook) empties into Lake St. Lawrence in the eastern part of the Village along the west side of Clark Point. The confluence of the stream's two branches is located immediately inland from the mouth of Sucker Brook and the NY Route 37 bridge. Sucker Brook and Little Sucker Brook have DEC water use classifications of "C" and "D" [3], respectively.

3. **Brandy Brook**. This stream drains the south-central part of the Town and flows into Lake St. Lawrence east of the Village, north of NY Rt. 37. Its mouth is characterized by a narrow and fairly deep channel cutting through very broad shallows. Inland from the mouth (south of the NY Route 37 bridge) Brandy Brook has a water use classification of "D".

4. **Coles Creek**. Although its mouth lies beyond the Town's easterly limits parts of Coles Creek are located within the Town's waterfront area. A small area in the northeastern part of the Town drains to a shallow finger of Coles Creek west of the creek's main

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[2] Class A waters are suitable as a source of water supply for drinking, culinary or food processing purposes and any other usages with treatment.

[3] Class C waters are suitable for fishing and all other uses except as a source of water supply for drinking, culinary or food processing purposes, and primary contact recreation. Class D waters are suitable for secondary contact recreation, but due to such natural conditions as intermittence of flow, water conditions not conducive to propagation of game fish, or streambed conditions, the waters will not propagate fish.

course. An upstream section of Coles Creek also cuts through the southeastern corner of the Town. The surface area of Coles Creek is extensive (especially east of the Town) but its drainage area is considerably less than those of Sucker Brook, Little Sucker Brook and Brandy Brook. Upstream from its mouth (south of the NY Route 37 bridge) Coles Creek has a DEC water use classification of "C".

5. **Other surface waters**. The remaining surface waters of the local waterfront area consist of many intermittent streams that either flow directly into the St. Lawrence River or into its major bays and tributaries. Shoreline and upland flooding and erosion conditions attributable to the surface waters of the Town and Village are discussed under C. Land Resources. A discussion of aquatic vegetation and wetlands associated with the surface waters is provided under D. Vegetation. Fish and wildlife habitats created by these water resources are addressed under E. Fish and Wildlife Resources. Finally, the scenic value of certain surface waters are discussed under F. Scenic Resources.

6. **Groundwater**. Both the Town and Village rely solely on groundwater for water supply. Only limited information is available concerning this resource. Nevertheless, certain generalizations about groundwater can be made. First, the majority of wells in Waddington have been drilled deeply, drawing water from joints or bedding surfaces in the underlying dolomitic bedrock or from the deeper sandstone. Shallower wells have tapped groundwater from uncon solidated deposits of glacial till or thin beds of large grained sand overlying or underlying the till. The deeper wells have usually provided the better flows of groundwater, but neither the bedrock nor the overlying unconsoli dated materials are considered good aquifers. Also, the deeper the wells are drilled, the more dissolved salts are found in the groundwater. (See C. Land Resources for discussion of surficial and bedrock geology.)

   Second, the groundwater is recharged from surface waters either percolating downward from the land surface or inland and upward through the bedrock due to the hydrostatic pressure of Lake St. Lawrence. Figure 1 illustrates the likely pattern of groundwater recharge from Lake St. Lawrence since the type of bedrock and general southwest to northeast pitch of bedrock layers under Waddington are similar to those in the Massena area.

Analysis: (See Plate 4) The following problems, issues and opportunities have been determined in analyzing the water resources of the local waterfront area:

1. **Control of wastewater discharges.** All uses in the developed areas of the Village are served by the Village's sanitary sewer system. (See COMMUNITY/CULTURAL RESOURCES, A.5. Infrastructure). The wastewater collected in the system originates from mostly residential uses and a small collection of commercial establishments. It is treated at the Village's sewage treatment plant east of Pine Street before being discharged to Lake St. Lawrence at the mouth of Sucker Brook. In the absence of local industry, no industrial pretreatment is required. Municipal discharges from the Town consist of

those originating at the offices and public works facilities on Platele Street which the Town shares with the Village. These discharges, of course, are handled by the Village's sewer system and treatment plant. Outside of the Village all wastewater treatment is via individual systems, almost entirely for residential uses. The Village's wastewater treatment capability represents an opportunity to handle further concentration of development without jeopardizing water quality downstream from the sewer outfall.

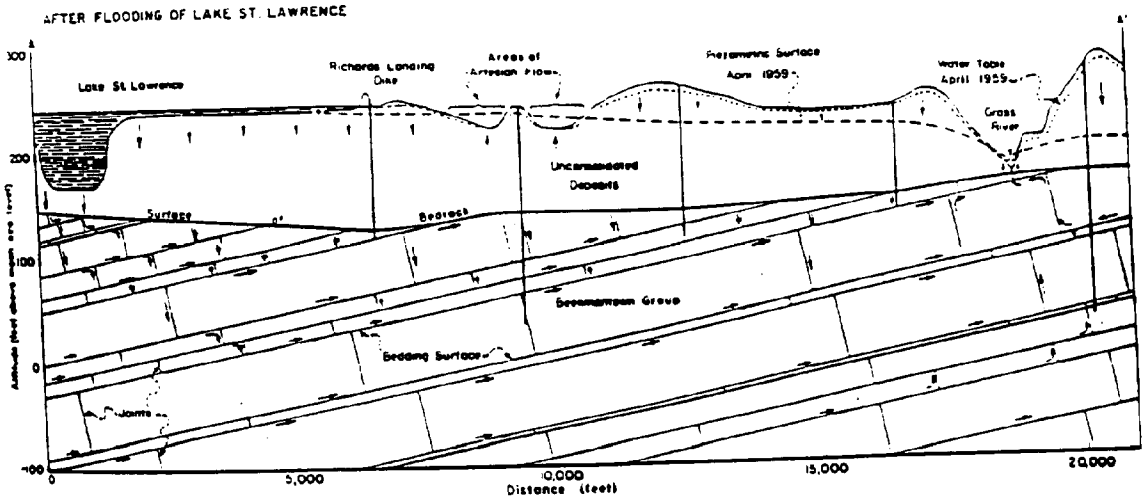

Figure 1
Generalized geologic profiles showing
the directions of ground-water movement
between the St. Lawrence and Grass Rivers.[4]

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[4] Groundwater Resources of the Massena-Waddington Area, St. Lawrence County, N.Y., U.S. Geological Survey in cooperation with the Power Authority of the State of New York and the New York Water Resources Commission, 1962.

2. **"Best usage" of surface waters.** All of the existing water use classifications are deemed appropriate in terms of "best usage". Although the Village draws its water from wells rather than directly from Lake St. Lawrence, it is likely that at least some (if not all) of the well water originates from the lake. The waters of Lake St. Lawrence are used for contact recreation (swimming) at the Town's park on Leishman Point. Thus, the Lake's "A" water use classification should be maintained. The "C" classifications of Sucker Brook and Coles Creek should also be maintained for fish propagation in those streams. Brandy Brook and Little Sucker Brook may experience some fish propagation, but due to low flows their "D" water use classifications would be difficult to upgrade. In this respect, such classifications are probably appropriate.

3. **Reliance on individual wastewater disposal systems.** (Town) There are no public sanitary sewers in the Town's waterfront, and none are likely to be proposed in the foreseeable future. New development will, as in the past, rely solely on individual wastewater disposal systems. Given the poor suitability of Waddington soils for septic leach fields (see NATURAL RESOURCE, C.3. Soils) the potential for poorly functioning septic systems is quite high. Control over the installation of new septic systems will be essential for protection of groundwater supplies, especially in areas with rapid groundwater recharge. The use of innovative wastewater treatment systems may be necessary in areas where conventional septic systems would be likely to fail or function improperly.

4. **Reliance on groundwater.** All of the waterfront area in the village and Town is dependent on groundwater supplies. Although no measurable groundwater shortage or contamination has occurred to date, the potential certainly exists. Should development occur in heavily concentrated pockets rather than in a generally dispersed rural pattern, the risks of localized shortage or contamination will increase considerably. Also, uses which would draw very large quantities of groundwater for processing, discharge large amounts of effluent or handle toxic substances could jeopardize either the quantity or quality of the groundwater available. The area of rapid groundwater recharge would be particularly susceptible.

5. **Other problems, issues or opportunities.** No problems involving vessel wastes have been identified. However, in the event that the sale of substantial shoreline areas from the New York Power Authority (NYPA) holdings spurs public or private marina development, pumpout facilities would become essential to handle discharges from marine holding tanks.

Dredging and dredge spoil disposal issues or problems do not presently exist. On the other hand, land disposition, as described in the preceding paragraph, could induce proposals to dredge in either shallow bay areas or around the mouths of streams flowing into Lake St. Lawrence.

As in most St. Lawrence River communities, the potential for oil spills from tankers moving along the St. Lawrence Seaway is a local concern. A major spill in the river upstream from Lake St. Lawrence could cause significant damage to fish and wildlife habitats in Waddington's waterfront area. (See E. FISH AND WILDLIFE RESOURCES) Swimming at the Town beach on Leishman Point would also be in jeopardy.

Solid wastes and, in particular, hazardous materials are not known to pose a threat to water quality in the local waterfront area at present. There are presently no solid waste landfills within the Town or Village. Refuse from both communities is collected by private contractor and hauled to Ogdensburg, a private disposal site.

B. AIR RESOURCES

Since neither the Town nor Village of Waddington lies within an Air Quality Maintenance Area, no air pollution problems, issues or opportunities have been determined.

C. LAND RESOURCES

Inventory.

1. **Bedrock geology**. (Not mapped) The oldest underlying bedrock is pre-cambrian granitic rock of the Greenville Formation (igneous and metamor-phosed rock) perhaps over a billion years old and characteristic of the Frontenac Axis that underlies the Thousand Islands region. Overlying this formation is the Potsdam Sandstone Formation. Deposited in an inland sea over 500 million years ago, this formation contains the oldest Cambrian sedimentary rock in the area, outcrops of the Potsdam sandstone. Calcareous and dolomitic sandstone of the Theresa Formation cover the Potsdam Sandstone, and may be seen in local outcrops. This formation was deposited during the late Cambrian and early Ordovician Periods, 475 to 550 million years ago. Finally, the Ogdensburg Dolomite Formation was deposited 450 to 500 million years ago during the Ordovician Period. This type of bedrock is the dominant type of outcrop in the area.

2. **Surficial Geology**. (See Plate 5) The local waterfront areas of the village and Town lie within the Oriented Till Ridge subsection of the St. Lawrence Low-lands surficial geological province. After a series of glacial advances and retreats over the vicinity, the last period of glaciation (Wisconsin) gouged and shaped the present landform, leaving

a mantle of debris deposited as the glacial masses melted away. The deposition of this debris or "till" occurred in long ridges (parallel to the St. Lawrence River) which overlay sand and clay.

Ridge tops were winnowed and reduced by wave action during the period of post-glacial inundation that followed. Coarse fragments and some marine shells remained on the ridge tops while finer-textured materials were carried away by wind or washed out and deposited in the calm waters of the St. Lawrence-Champlain Gulf where freshwater and salt water met. Subsequent isostatic rebound of the underlying bedrock after the massive weight of ice was removed has uplifted the till and marine sediments. This has produced the present land mass and its widespread distribution of shallow, silty sands and silty clays overlying bedrock interspersed with eroded till ridges. These surficial deposits were the principal parent materials for the soil layers found in the waterfront area today.

3. **Soils.** (See Plate 6) In general, the soils of the waterfront area are relatively deep [5], sandy or clayey loam soils exhibiting some drainage and moderate permeability.

West of the Village the soils are primarily fine sandy loams, silt loams and silty clay loams, with drainage and permeability generally decreasing with increasing silt and clay content. An area of generally well drained, rapidly permeable sandy soils is located to the south of Leishman Point. Cut and fill is found in several large pockets along Lake St. Lawrence.

In the Village, fine sandy loams and silt loams prevail to the west of Sucker Brook while sands and loamy fine sands are most common to the east of this stream. Pockets of cut and fill can be found along the western side of the stream's mouth and along NY Route 37 easterly from the mouth. A small area of flooded soils lies along NY Route 37 near the Village's eastern boundary.

Sands, loamy fine sands and mucky loamy fine sands characterize most of the waterfront lying east of the village. Smaller pockets or bands of loam soils are interspersed with the sandy soils, especially near streams and drainage ways. Two pockets of cut and fill and several small areas of flooded soils lie along NY Route 37.

Prime farmland soils [6] are found over large areas in the western part of the waterfront, on Ogden Island, near the mouth of Brandy Brook (south of NY Route 37) and along Coles Creek in the southernmost part of the eastern Town waterfront.

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[5] Generally over 60 inches.

[6] As classified by the U.S. Department of Agriculture, Soil & Conservation Service.

4. **Topography**. (See Plates 1a and 1b) Level to gently rolling terrain characterizes most of the local waterfront area. The areas lying east of the Village are particularly low-lying and flat. Within and west of the Village, surface elevations rise gently from just under 250 ft. m.s.l. [7] at the shoreline to slightly over 300 ft. m.s.l. along NY Route 37. Leishman Point and Ogden Island have more pronounced relief due to the extensive bottom material placed at these sites during the dredging of the Seaway. Low lying bluffs characterize the shoreline in the western part of the waterfront whereas low sandy plains are common along the shoreline in the eastern part.

Analysis: (See Plate 7) Associated with the land resources of the Town and Village waterfront areas are the following problems, issues and opportunities:

1. **Limitations imposed by bedrock and surficial geology**. The only limitation of consequence is that much of the rural water supply is drawn from deeper wells drilled into the Ogdensburg Dolomite formation. While this formation does provide an adequate supply of potable water, it is generally not considered to be a good aquifer as would deeply bedded sands and gravels. It is, nevertheless, a better source than the extensive surficial deposits of glacial till and the layers of silty sand and clay lying above the bedrock.

2. **Limitations imposed by soils**. According to the soil characteristics determined by the USDA Soil Conservation Service, all soils in the local waterfront area are poorly suited to the use of conventional septic systems. Typical of clayey post-glaciation soils in St. Lawrence County, many soils in the Waddington area are subject to wetness, ponding, and slow percolation rates. These conditions generally impose severe limitations on septic tank absorption fields. The use of raised bed, mound or other alternative systems will often be necessary. Other Waddington soil types exhibit excessive percolation rates where sandy or gravelly soil and glacial till predominate. These soils are poorly suited to conventional septic systems because waste water can move too quickly downward through the soil material and into the groundwater supply. Alternative systems will often be needed for individual wastewater treatment in these soil types as well.

   In addition to limiting the use of septic system absorption fields, the soils with wetness, ponding and seasonally high water table conditions present other limitations to both development and agricultural use. Both activities face greater initial costs due to the extensive drainage improvements needed to pipe or channel away excess water on the surface or in the upper soil layers. Heaving foundations and wet or flooded basements can impose considerable costs on property owners with inadequate or clogged foundation drainage systems. In areas of denser development, drainage improvements become harder to accomplish without affecting the drainage of adjacent developed properties.

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[7] Mean sea level, USGS Datum.

3. **Issues related to prime farmland soils.** Most of the Town of Waddington lies within a large agricultural district formed in 1975. The waterfront areas included within the district are situated along the south side of NY Route 37 between Buck Road and the Town's western limits, along the north side of NY Route 37 near Whitehouse Bay and along both sides of Coles Creek in the southeasterly corner of the Town.

   These areas were encompassed by the district by reason of landowner support, extensive prime farmland soils and considerable active farming. Although active farming is declining it will still be strongly associated with prime farmland soils [8].

   Small population increases in the Town and Village between 1970 and 1980 were associated with disproportionately larger increases in the number of housing units.[9] The trends of ex-urban population movement, formation of more single-person or small family households and second home construction during that period presented a slow, but inexorable pressure for land subdivision and non-agricultural development. While the continuation of this trend is certain, and the anticipated sale and development of NYPA lands will increase the pressure for non-agricultural development. Local planning and regula tory efforts should strive to limit the loss of prime farmland soils to non-agricultural development, especially where active farming has been or is currently a viable economic activity.

4. **Flood Hazard.** There is virtually no private land in the Village or Town of Waddington waterfront areas subject to flood hazard since the shoreline, stream banks and other low-lying areas subject to flooding are held by the New York Power Authority (NYPA). Controlled flooding of the shoreward edges of these lands is an intrinsic feature of Lake St. Lawrence, where water levels are maintained for production of hydroelectric power at the Moses-Saunders Dam. If the Town or Village or any of their private landowners subsequently acquire any of these lands, then flood hazard potential may be an issue. The current land disposition proposal by NYPA would retain 100 ft. from the 250 counter mean sea level (m.s.1.), and probably all flood hazard areas.

5. **Shoreline Erosion.** A 1979 study [10] by the St. Lawrence-Eastern Ontario Commission examined actual and potential erosion along the St. Lawrence River shoreline. In the Waddington local waterfront area, several stretches of the shoreline

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[8] ibid FN 6.

[9] 1980 Census of Population, Characteristics of People and Housing, prepared by the New York State Data Center, NYS Department of Commerce.

[10] Evaluation of Shore Structures and Shore Erodibility, St. Lawrence River, New York State, Appendix B, St. Lawrence-Eastern Ontario Commission, December, 1977.

with low erodible bluffs were identified as having very high shoreline erosion potential. These stretches included: around the peninsula north and west of Whitehouse Bay; portions of the peninsula along Lake St. Lawrence and in Whitehouse Bay; the outermost portions of Leishman Point, minor portions of the shoreline between Leishman Point and the Village, the developed portion of Coles Creek State Park; and Ogden Island on the upriver portion of the southshore and the central portion of the north shore.

6. **Upland Erosion.** No soils in the Town or Village waterfront areas have been identified by the USDA Soil Conservation Service (SCS) as being subject to severe erosion hazard. Two small upland areas have soil types rated by SCS as having moderate erosion hazard: one along the southern side of Whitehouse Bay west of Hanlon Road and another in the eastern forest/ wetlands area about one-quarter of a mile south of the Coles Creek State Park campgrounds. The moderate erosion hazard of these soils is not considered to impose any serious development constraints or siltation problems. NYPA ownership of the first area will preclude almost all development possibilities whereas the second lies in a remote and largely inaccessible area with limited development potential.

D. VEGETATION

Inventory. (See Plate 8)

1. **Forest.** A single area of forest vegetation straddles the Village's eastern-most waterfront area boundary. This area is part of a larger one that covers most of the land between Little Sucker Brook in the Village, and Brandy Brook within the Town's waterfront.

   In addition to the area noted above, there are two other areas of extensive forest vegetation in the Town's waterfront area. The largest one covers most of the waterfront area east of Brandy Brook, and encompasses Coles Creek State Park. Extensive wetlands coincide with this area of forest vegetation. The other one covers a large portion of the waterfront area lying between Whitehouse Bay and the Village's western limits. Ogden Island has four areas of reforestation evenly spaced from its western to eastern tips. The largest of these areas is situated near the island's center. Additional, small pockets of forest vegetation are found scattered around Whitehouse Bay. All areas of forest vegetation and reforestation are dominated by deciduous trees with occasional stands of conifers.

2. **Forest Brushland.** In the Village's current waterfront area, forest brush-lands are found primarily along NY Route 37 east of James Street and east of the Norwood and St. Lawrence Railroad line. Additional areas with this type of vegetation lie outside the waterfront boundary between Beach Street and the Village's western limits, and generally east of Little Sucker Brook.

Within the Town's waterfront area, the forest brushlands are found mainly to the west of the Village. The largest areas with this type of vegetation lie between NY Route 37 and the Iroquois Dam, to the north of Whitehouse Bay, on Leishman Point and its nearby mainland shoreline, and on Ogden Island surrounding the reforestation areas. Smaller areas are located near the western limit of the Village, along the west side of Brandy Brook and in Coles Creek State Park.

3. **Wetlands**. While there is only one small area of wetland on Clark Point in the Village's current waterfront area, two additional areas (also small) lie just outside the waterfront boundary. One is located near Beach Street and St. Lawrence Avenue; the other lies east of Little Sucker Brook in the southern part of the forested area.

   The Town's waterfront area contains extensive wetlands. Roughly one quarter of all the land lying east of Brandy Brook and north of Coles Creek falls in this category. There, the wetlands coincide with the most extensive forest vegetation found in the Town's waterfront. Additional wetlands are found on the west side of the mouth of Brandy Brook, along the railroad near the Village's eastern limits and in scattered pockets between Whitehouse Bay and the Village's western limits. Several of these pockets are actually parts of two larger wetlands near Buck Road that were fragmented by the construction of NY Route 37.

4. **Aquatic Vegetation**. Aquatic vegetation is primarily found within the littoral zones of the St. Lawrence River, in shoreline bays and in the mouths of tributaries. The littoral zones (generally areas of less than 18' depth) in the St. Lawrence River tend to be very narrow bands along the shoreline of the mainland and the river islands. Aquatic vegetation occurs in the Village waterfront area at the mouth of Sucker Brook. In the Town, Whitehouse Bay and Brandy Brook contain aquatic vegetation, with considerable amounts occurring in Whitehouse Bay.

<u>Analysis</u>. (See Plate 9). The vegetation resources of the Village and Town waterfront areas are not particularly unique and have limited direct economic value for harvest, research or other productive use. Yet, their influence on the traditional rural character of the area and their beneficial roles in providing habitat, recreation areas, soil stabilization, flood retention, water purification and scenic beauty make these vegetation resources important coastal assets.

1. **Significant forest areas**. The three large areas of forest vegetation, provide wooded upland habitats, open space or outdoor recreation opportunities, and, along NY Route 37, a wooded backdrop for a scenic corridor.

   The largest of the three covers most of the waterfront area east of Brandy Brook and north of Coles Creek. Its low-lying terrain, high water table and extensive wetlands have precluded both agricultural uses and development activities. Its inaccessibility is reflected in the typically large parcel sizes and the general absence of clearings,

structures and roadways. NY Route 37 passes along and through the northernmost stretches of this area and, as a result, offers coastal views enhanced by intermittent forest vegetation as well as wetlands and glimpses of open water. The wooded areas of Coles Creek State Park campgrounds to the north of NY Route 37 are also part of this large area of forest vegetation. Hunting in this part of the Town attests to the area's value as wooded habitat for small and large game. However, documentation is not available to identify the variety of wildlife species or the overall habitat significance of the area.

Good opportunities for outdoor recreation exist here. Timber harvesting is possible but difficult and limited mostly to firewood, rather than lumber.

The second area of forest vegetation lies between Little Sucker Brook in the Village and Brandy Brook in the Town. It is segmented by NY Route 37, the St. Lawrence and Norwood Railroad line and provides the additional wooded backdrop for coastal views. Again, the opportunities for use as wooded recreation area and limited timber harvesting are present. The value of the area as wooded upland habitat is undetermined.

Finally, the third area is transitional from forest brushlands to forest approaching the Village from the west along NY Route 37. From just west of Buck Road to a short distance outside of the Village limits, the heavier forest vegetation provides additional scenic corridor. With more home sites bounding the area, its habitat value is likely to be less than the other two forested areas. Outside of its pockets of wetland, the area may offer potential for large wooded lots, passive recreation and limited timber harvesting.

2. **Significant forest brushland areas**. While most areas of forest brushlands in the Town and Village waterfront are not particularly significant, two areas are noteworthy. The first, a pocket of forest brushland along the west side of Brandy Brook in the Town, offers upland areas of shrubs; grasses; and saplings suited to a variety of bird species. It is contiguous to a potentially significant coastal habitat (see Fish and Wildlife Resources Analysis). The second area provides similar habitat along the east side of Little Sucker Brook in the Village. Its importance is considered to be less than the first area since Little Sucker Brook is more exposed to development and human activities east of Franklin Road and is considered to have only local significance as a habitat.

3. **Designated Wetlands**. Pursuant to the Freshwater Wetlands Act,[11] the NYS Department of Environmental Conservation filed the Final Freshwater Wetlands Plate for St. Lawrence County on October 21, 1987. Ten of the wetlands designated thereon lie within the Town's waterfront, with one extending across the Village boundary for a short distance. The significance of the Town's designated wetlands is indicated below by their classifications and sizes.

[11] Environmental Conservation Law, Article 24.

a. WT-1. This wetland lies mostly along the northern side of the Norwood and St. Lawrence Railroad line in the eastern part of the Town's waterfront. Although one-quarter to one-third of its 416 acres lies outside the Coastal Area Boundary, it is still the largest Class II wetland in the waterfront area.

b. MI-2. The next largest Class II wetland stretches in numerous segments from northwest of WT-1 to the most downriver extent of the Town's shoreline. Along NY Route 37 the intermittent presence of this 280-acre wetland adds variety and interest to the wooded corridor views.

c. MI-3. With 41 acres, this wetland is the third largest Class II wetland. It is located on the south side of NY Route 37 near the Town's easterly limits.

d. W-11. is a Class II wetland associated with the body of water east of Clark Point and extends across the Town/Village boundary.

e. MI-1. The smallest designated Class II wetland contains 20 acres to the west of the mouth of Brandy Brook.

f. CM-1. The largest Class III wetland in the waterfront covers 180 acres located generally east of WT-1 and south of MI-3.

g. WT-2. This Class III wetland straddles NY Route 37 near Buck Road in the Town's western waterfront. More than one-half of its 126 acres falls outside of the waterfront area.

h. CM-2. This smaller Class III wetland contains 17 acres to the south of CM-1.

i. WT-3. The second smallest Class III wetland also straddles NY Route 37 between Buck Road and the Village. It contains 15 acres.

j. SP-1. The smallest designated Class III wetland lies east of White house Bay. It contains 15 acres.

4. **Significant areas of aquatic vegetation.** Most of the littoral waters and stream estuaries of the Town and Village waterfront have potential value as fish habitat. However, the shallow waters of Whitehouse Bay, Brandy Brook and Coles Creek are considered particularly significant for the fish and wildlife habitat they provide. The aquatic vegetation in these areas is thus of relatively greater value.

No problems have been identified regarding current threats to the significant vegetation resources of the waterfront. The proposed sale and potential development of surplus lands now held by the New York Power Authority raise new issues about the value of such resources and impacts they will face in the future. The values of vegetation

resources for fish and wildlife habitat, recreation and scenic enjoyment are discussed more fully under other parts of this section.

E. FISH AND WILDLIFE

Inventory. (See Plate 10)

Fish and wildlife species and their principal habitats are identified from past SLEOC field studies and reports, consultations with the DEC (see Appendix A), and the Oil Spill Response Model II - St. Lawrence River (SLEOC 1984). A detailed chart listing the fish and wildlife species by occurrence, habitat and habitat area is provided as Appendix B.

1. **Mammals.** Of the forty-five species inventoried, about two dozen can be found in the Waddington waterfront area. The most common of these are the short-tailed shrew, snowshoe hare, eastern cottontail, eastern chipmunk, gray squirrel, meadow vole, woodchuck, porcupine, raccoon, striped skunk, and whitetailed deer. The largest number and variety of these are found east of the Village, around Brandy Brook, Coles Creek, and along the shores of the St. Lawrence River. West of the Village the most suitable habitat area for mammals is the Iroquois Dam area. However, the lack of any great expanses of forests or wetlands in the westernmost portions of the waterfront area limits the variety of species there to common, small mammals such as eastern chipmunk, gray squirrel, meadow vole, norway rat, and eastern cottontail. Ogden Island and the Murphy Islands are not inhabited by any substantial number of mammals, nor are any portions of the Village waterfront area.

2. **Birds.** There are 209 species of birds and waterfowl that either pass through during spring and fall migration, spend the summer, spend the winter, or breed within the Waddington waterfront area. The greatest number consists of species of migrants while the least are those that winter in the area. Of those species of birds and waterfowl that breed within the waterfront area, the most common are the great glue heron, green-backed heron, canadian goose, mallard, gadwall, american widgeon, red-tailed hawk, killdeer, spotted sandpiper, ring-billed gull, herring gull, common tern, rock dove, chimney swift, northern flicker, eastern wood-peewee, eastern kingbird, purple martin, tree swallow, bank swallow, cliff swallow, barn swallow, blue jay, American crow, black-capped chick-a-dee, house wren, march wren, veery, wood thrush, american robin, gray catbird, cedar waxwing, european starling, red-eyed vireo, yellow warbler, american red start, common yellowthroat, rose-breasted grosbeak, chipping sparrow, savannah sparrow, song sparrow, swamp sparrow, bobolink, red-winged blackbird, common grackle, northern oriole, house finch, american gold finch, and house sparrow. The greatest number and variety of species occur around Brandy Brook, Coles Creek and the St. Lawrence River shoreline east of the Village. The remaining Town habitat areas of Whitehouse Bay, Ogden Island and the Murphy Islands are less inhabited, yet, still noteworthy. Also of note is the habitat area at Sucker Brook within the Village.

northern leopard frog, snapping turtle, painted turtle, northern water snake, and eastern garter snake are most common, with rare occurrences of the blandings turtle in the Coles Creek area. Within the Village, the Sucker Brook area supports large numbers and varieties of species while the St. Lawrence River shoreline supports smaller numbers. The greatest number and variety of species within the Town occurs in the Coles Creek area with smaller numbers occurring around Brandy Brook, the Iroquois Dam area, and along most of the St. Lawrence River shoreline.

4. **Fish.** Thirty-nine different species of fish are reported to occur within the local waterfront area. The most common occurrences are of american eel, alewife, northern pike, muskelunge, carp, golden shiner, split tail shiner, sand shiner, blunt nose minnow, fullfish, white sucker, shorthead redhorse, brown bullhead, banded killfish, white perch, rock bass, pumpkinseed, bluegill, small-mouth bass, large-mouth bass, black crappie, yellow perch, walleye and freshwater drum. Within the Village waterfront area, sucker brook supports a small number and variety of species. The greatest number and variety of species are found within the Town, in Brandy Brook and Coles Creek, with smaller numbers occurring in Whitehouse Bay and the shallow waters around the Iroquois Dam area and Ogden Island.

Eleven general habitat areas were identified in the inventory. Little information was available concerning fish and wildlife species in area #11 (Eastern Forest/Wetlands) or area #3 (Western Forest). Appendices A and B provide varying amounts of documentation for the other areas.

Analysis. (See Plate 11) From the inventory of fish and wildlife resources, discussions with the Waterfront Advisory Committee and consultation with Region 6 of the Department of Environmental Conservation (DEC), the significance of habitats in the local waterfront areas has been analyzed. The Coles Creek and Brandy Brook areas and Navigation Light 91 have rated high enough under criteria of 19 NYCRR Part 602 for proposed designation as "significant coastal fish and wildlife habitats". Whitehouse Bay, the western forest area, Ogden Island, Sucker Brook, the Murphy Islands, Coles Creek State Park and the eastern forest/wetlands area are considered, to varying degrees, habitats with local significance.

Each habitat is discussed below in terms of its significance and any problems, issues or opportunities associated with it:

1. **Areas recommended as significant coastal fish and wildlife habitats:**

   a. Navigation Light 91 (area 6). Near the U.S. - Canadian boundary, a

short distance downriver from the easterly tip of Ogden Island, Navigation Light 91 provides a man-made nesting site for Common tern (threatened). This light, along with others up and downriver, are estimated to support about half of the Common tern population of the St. Lawrence River.

Colonial bird species nesting on man-made structures in the St. Lawrence River are highly vulnerable to disturbance from mid-April through July.

Significant human activity (e.g., boat-landing, fishing, or maintenance) on or around occupied sites could eliminate tern colonies from the St. Lawrence Navigation Lights, and should be minimized during this period. Annual or permanent posting of these structures should be provided to help protect the nesting bird species. Habitat management activities, such as manipulation of surface substrates, control of avian predation or competition, and establishment of additional nesting colonies in the vicinity, may be desirable or necessary in the future to ensure the survival of common tern populations along the St. Lawrence River. Other navigation structures in the river should be monitored or enhanced for use by common terns, as part of an overall management program for these bird populations.

b. Brandy Brook (area 9). The wide, shallow waters of the mouth (and lower reaches) of Brandy Brook, their patches of marsh and their adjacent uplands provide fish and wildlife habitat with value comparable to that of Coles Creek. In addition to the variety and number of mammals, birds and fish associated with this habitat area, Brandy Brook is significant as one of the few St. Lawrence tributaries known to support major walleye spawning runs -- possibly the only one in U.S. waters. Brandy Brook has been proposed for designation as a Significant Coastal Fish and Wildlife habitat. Upon designation, the Town's LWRP Boundary will be expanded (as depicted on Plate 3) to include those areas presently excluded.

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Brandy Brook could adversely affect a variety of fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in the area. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in Brandy Brook, and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of the area, through dredging, filling, construction of roads, waste disposal, or motorboat access, could reduce its value to fish and wildlife. Channel modification in free-flowing segments above the impoundment would result in a direct loss of valuable habitat area. However, habitat management activities, including water level

management, may be designed to maintain or enhance populations of certain fish and wildlife species. Any significant disturbances of Brandy Brook would be especially detrimental during fish spawning and nursery periods (March - July for most warmwater species) and wildlife breeding seasons (April - July for most species). Barriers to fish migration in the creek, whether physical or chemical, could have significant effects on fish populations within the creek. Existing areas of natural vegetation bordering Brandy Brook should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to reduce upstream disturbance by agricultural activities, especially grazing, through fencing and restoration of riparian vegetation. Development of additional public access may be desirable to increase compatible human uses of Brandy Brook, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

As in the case of Coles Creek, disposal of NYPA lands near Brandy Brook will merit restrictive conditions as part of the sales transactions or municipal regulation or both to protect significant habitat. Outdoor recreation activities, e.g. fishing, hunting, trapping, hiking and bird watching, are the principal opportunities provided by this area.

c. Coles Creek (Area 12). The lower reaches of Coles Creek are broad and shallow - especially near the mouth. With relatively warm and slow-moving waters, marsh fringes, low-lying adjacent uplands and, during periods of lower water levels, extensive mud flats, this area supports a variety of fish and wildlife species. DEC views the Coles Creek area as a productive wildlife area and probable habitat for the blandings turtle (threatened). Wetland areas near Coles Creek may be used by bald eagles (endangered) and northern harriers (threatened).

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Coles Creek could adversely affect a variety of fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in the area. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in Coles Creek, and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of the area, through dredging, filling, construction of roads, waste disposal, or motorboat access development, could reduce its value to fish and wildlife. However, habitat management activities, including water level management, may be designed to maintain or enhance populations of certain fish and wildlife species. Any significant disturbances of Coles Creek would be especially detrimental during fish spawning and nursery periods (March - July for most species) and wildlife

breeding seasons (April - July for most species). Barriers to fish migration between the St. Lawrence River and Coles Creek, whether physical or chemical, could have significant effects on fish populations within the area as well as in Lake St. Lawrence. Existing areas of natural vegetation bordering Coles Creek should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to minimize potential upstream habitat disturbances, including agricultural activities and residential development. Development of additional public access may be desirable to increase compatible human uses of Coles Creek, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

Although the area is not well-suited to development, the proposed sale of surplus NYPA lands immediately west of Coles Creek could induce some development activity there and, thus, potential threats. The sale of surplus NYPA lands in this area may pose critical issues if conditions are not imposed (through deed restrictions, conservation easements and/or land use controls) to protect habitat values.

Fishing, hunting, trapping, nature trail hiking and bird-watching are inherent recreational opportunities within this habitat area.

2. Areas considered habitats with local significance:

a. Whitehouse Bay (area 2). This large, shallow bay contains 238 acres of open marsh and supports diverse fish species. Although northern harriers and common terns are present there during the summer, the possibility of muskellunge spawning in the bay has drawn greater attention to its habitat value. If muskellunge spawning and nursery area is documented there in the future, it could qualify for designation as a Significant Coastal Fish and Wildlife habitat.

No problems currently confront this habitat area. However, the proposed sale of surplus NYPA lands and the ultimate density and intensity of development induced thereby, could introduce septic system effluent, road salt and other contaminants carried by surface runoff into the bay. Public or private docks, marina development and other water-dependent uses would also pose threats. This area is a high priority sensitivity area regarding oil spills.

b. Western Forest (area 3). Little specific documentation is available regarding the significance of this wooded upland habitat area. Small and large mammals are likely, but with less diversity and abundance compared to the eastern forest/wetlands area. The area's transition to forest brushland from east to west and its pockets of freshwater wetlands may support various species of shorebirds, songbirds, hawks, reptiles and amphibians. With less isolation from development, the area is not expected to be a highly significant habitat and, given

the private ownership of lands in this area, conservation measures are unlikely. Private outdoor recreation use is likely on a limited scale.

c. Ogden Island (area 4). This area has moderate value as a fish and wildlife habitat for small mammals and various bird and fish species. The proximity of its easterly end to Navigation Light 91 may have significance. Ogden Island's shallow and open waters have local significance for Northern Pike and Muskellunge.

No specific threats to this habitat area have been identified. Its foremost opportunities are for fishing.

d. Sucker Brook (area 7). Shallow waters, shoals and marsh fringes characterize the mouth of Sucker Brook and, with the exception of shoals, the lower reaches of both Sucker Brook and Little Sucker Brook. Together, with the adjacent upland forest brushlands, these shallow waters provide a possible significant habitat area for breeding, feeding and nesting bird species both during the Summer and during migration. It also supports common amphibian species and numerous species of fish.

Although it is not likely to be designated as a Significant Coastal Fish and Wildlife habitat, it is another high priority area with respect to oil spill sensitivity. The "C" Water Use Classification of Sucker Brook acknowledges its suitability for propagation of fish species. Control of wastewater effluent in the southeast part of the Village will also be important to the protection of this habitat area. Future development possibilities related to the sale of surplus NYPA lands along the Norwood and St. Lawrence Railroad could be a source of impacts. However, the "D" Water Use Classification of Little Sucker Brook lessens somewhat the water quality concerns there. Fishing and bird watching are the principal opportunities provided by this habitat area.

e. Murphy Islands (area 8). These two grass and shrub covered islands are low-lying. They were rated by DEC and specifically determined to have less value as a fish and wildlife habitat than needed to meet the criteria of 19 NYCRR Art. 602. Prevailing water levels in Lake St. Lawrence determine their extent of exposed habitat. The principal values of the two islands derive from their use for breeding, nesting, loafing and feeding by various bird species. Some nesting of common tern (threatened) has occurred there.

The Murphy Islands have been identified as having high priority sensitivity for oil spill protection. No other threats are noted, and no opportunities for recreational use are believed worthy of mention other than bird watching.

f. Coles Creek State Park (area 10). The State parklands share some of the fish and wildlife habitat and species characteristics of the Coles Creek area, with the exception of threatened or endangered species. Given the human activity within the campgrounds, the habitat is more disturbed and less significant. Nevertheless, the abundance of species in this area lends it local significance as a habitat.

No specific threats to this habitat area are known. General preserva tion of the park's forest and forest brushland areas is believed to be important to habitat protection. The recreational opportunities offered by this habitat area - especially in association with camping activities are considerable. They include fishing, hunting, trapping, nature trail activities, and birdwatching.

g. Eastern forest/wetlands (area 11). As in the case of the western forest (area 3), little information is available concerning the abundance or variety of wildlife species in this extensive and largely inaccessible area. Small and large mammals, numerous bird species (including possibly eagles and hawks) and some reptile and amphibian species may be present.

The areas remoteness, high watertable, and wetland provide inherent protection against development impacts. Hunting, trapping and nature hikes are notable opportunities offered.

F. SCENIC RESOURCES. (See Plate 12)

Inventory. As elsewhere along the St. Lawrence River, the scenic resources of the local waterfront area derive mainly from open water as seen from various locations, for example:

1. Shoreline Vistas

a. Leishman Point. Its elevated crown offers the most notable vista in the waterfront area, a panoramic view that encompasses Ogden Island, the Canadian mainland, and the shoreline stretching east and west.

b. Whitehouse Bay. Informal public access on the New York Power Authority lands permits many different views of the bay from along its shoreline. Outward views toward its mouth are more scenic.

c. Clark Point. Clark Point provides a variety of views. Looking upstream in a southwesterly direction, the view takes in the broad, shallow mouth of Sucker Brook, Whittaker Park, the Village's developed coastline and the narrowed waters of Lake St. Lawrence between Ogden Island and the mainland (known as Little River). An outward (northeasterly) view encompasses the narrowest part of Ogden Island, its downriver extremity and the distant Canadian mainland.

Finally, in a downstream (easterly) direction, the view stretches over a broader section of Lake St. Lawrence, distant Murphy Islands and the heavily vegetated shoreline.

d. Iroquois Dam. Again, informal public access permits views of the dam and expanses of water upstream. Although not particularly scenic in terms of natural beauty, the vista provides opportunity to view the engineering works built nearly thirty years ago as part of the power project.

e. Coles Creek State Campgrounds. Views of the widest section of Lake St. Lawrence are provided from various upstream and downstream points of the campgrounds. Closer views of the Murphy Islands and different perspectives of the eastern waterfront's irregular and low-lying wooded shoreline are possible.

f. Whittaker Park. While less panoramic than the Leishman Point and Clark Point vistas, views from the Village's shoreline park enhance the park's passive recreation activities. Ogden Island dominates views along all but the easternmost portions of the park. The views from here provide a pleasant back drop for park activities.

g. Ogden Island. The southern shoreline of Ogden Island affords various views of the mainland, from the mouth of Whitehouse Bay to the State park campgrounds. However, the views of Leishman Point, the developed Village waterfront, and the mouth of Sucker Brook are more varied and interesting. The island's narrow, eastern tip offers the longest perspective of Lake St. Lawrence in a downstream direction as well as panoramic views of both the U.S. and Canadian mainlands.

h. Other shoreline views. Depending on the extent of physical obstacles to access, every remaining stretch of shoreline presents a view of the river --- again, by means of informal access on NYPA property. The views, however, have fewer or more poorly defined frames of reference.

2. Highway Views.

a. St. Lawrence Avenue. The motorist can best view the open waters of Lake St. Lawrence traveling along St. Lawrence Avenue. Long sections of undeveloped shoreline alternate with several sections where structures partially block the view. Ogden Island, again, is the dominant backdrop feature for these open water views.

b. NY Route 37. Only limited views of Lake St. Lawrence are presented to the motorist driving along NY Route 37. Views at the western entrance to the Town and along Whitehouse Bay are obstructed by structures or vegetation in the foreground. Brief glimpses are possible passing through the developed part of the

Village. The mouths of Sucker Brook and Brandy Brook allow views of short duration where these streams are bridged. Nevertheless, NY Route 37 has many aspects of a scenic corridor. Traveling from west to east, the motorist experiences considerable diversity in length of view, types of foreground and background, sense of openness or enclosure, and dominance of natural vegetation versus agriculture or development. The occasional views of water, whether lake or stream, maintains the impressions of a coastal area.

3. **Image features of the Village.** Foremost among those features which give coastal character to the Village are the linear orientation of St. Lawrence Avenue and development along it paralleling the open water, the series of perpendicular streets which lead gently down to St. Lawrence Avenue, the prevalence of historic structures hugging LaGrasse Street (Main Street) and St. Lawrence Avenue, and the distinct focus provided by the mouth of Sucker Brook. The marinas, resorts and other water-dependent or water-enhanced uses which strongly influence the character of villages in the thousand islands area are absent here. NYPA ownership of virtually all of the shoreline has precluded such development. Not withstanding the Village's shoreline park, some public docks and a boat launch, little actual use of the water resources is evident.

4. **Image features of the Town.** The Town's coastal image is significantly more pastoral than that of the Village. The Iroquois Dam, a cluster of small cottages and trailers along the southeasterly side of Whitehouse Bay, the Coles Creek State Park campgrounds and marina, the Town Beach at Leishman Point, and a boat launch at Brandy Brook do not measurably alter the basic agricultural and wooded rural character of the Town's waterfront.

Analysis. - The shoreline vistas from Leishman Point, Whittaker Park, the northern tip of Ogden Island, Coles Creek State Park campgrounds and near the Iroquois Dam have local significance. Each of these vistas gives a perspective of the waterfront and an immediate sense of place in relation to Lake St. Lawrence. Views along St. Lawrence Avenue and the section of NY Route 37 east of the Village, also have local significance. They offer the motorist a broader scope for viewing the coastal settings and the interrelations between the communities and their coastal visual resources.

Considered individually, these vistas and highway views are not likely to have statewide significance. Many other sites along the St. Lawrence River offer more striking scenic views of islands, bays, marshes and rugged shoreline. However, the virtually undeveloped condition of the shoreline and the extent to which such shoreline is held by a single public entity, make these scenic resources unusual as a whole. NYPA ownership along the shores of Lake St. Lawrence has precluded the nearly continuous development of shoreline cottages and commercial structures that have foreclosed or severely restricted visual access to the river elsewhere. These locally significant resources can thus be attributed potential statewide significance by reason of their unique circumstances.

In general, the collective scenic resources face a number of closely interrelated problems, issues and opportunities attendant upon the release of surplus shorelands from public control. The very uniqueness that such extensive public ownership has given to locally significant scenic resources could be lost. If the sale of surplus NYPA lands permitted the typical pattern of dense shoreline development, the potential statewide significance would be eliminated. The protection of scenic quality along the shoreline and the guarantee of appropriate visual access must be inseparable from the sale and subsequent development of surplus lands.

Specific problems, issues and/or opportunities for individual scenic resources are as follows:

1. **Leishman Point.** The elevated views and panoramic shoreline vistas here enhance the existing public access and recreation activities associated with the Town Beach. However, such scenic resources also make the point one of the Town's most desirable areas for private development. Retention of public visual access will be an important consideration for this area. Also, the density, character, and future development along the southern side of Ogden Island will have a strong influence on the quality of views from Leishman Point.

2. **Whittaker Park.** No portion of the Village's shoreline park is expected to be involved in the sale of surplus lands. The only scenic quality concerns stem from potential development of Ogden Island. As in the case of Leishman Point, future development on the island could either enhance or detract from the park's vistas, depending on the nature of such development.

3. **Northeastern tip of Ogden Island.** Access to Ogden Island is limited to watercraft or ice crossings. Any proposal to retain vistas at the northern tip for public enjoyment must consider this limitation. A day use picnic facility for boaters could provide the needed rationale for retaining public ownership and capitalize on the isolated location.

4. **Coles Creek State Park campgrounds.** The scenic quality of the campgrounds draws from views of the water, especially the southwesterly and northeasterly vistas. In view of the current public use and jurisdiction of the Office of Parks, Recreation and Historic Preservation, no problems or issues are believed to exist regarding their visual resources.

5. **Near the Iroquois Dam.** Although less scenic than the four locations discussed above, the area near the dam presents an important opportunity for tourists to view the St. Lawrence and a major flood control structure close at hand. Retention of public ownership near the shore would be an essential part of preserving this vista.

6. **St. Lawrence Avenue.** Views of Ogden Island with Lake St. Lawrence in the foreground are significant for the motorist traveling along St.Lawrence Avenue. None of the NYPA-owned shoreline is expected to be offered for sale here. As in the case of Whittaker Park, the aesthetic character of future development on Ogden Island would be the foremost concern. Also, the immediate foreground of NYPA land could be enhanced

by a series of plantings -- low shrubs and well-spaced trees -- to break up stretches of rather barren shoreline and to give framing to outward views.

7. **NY Route 37 Scenic Corridor**. With its wooded enclosure and intermittent views of open water (along the Little Sucker Brook causeway and at the mouth of Brandy Brook), the section of NY Route 37 east of the Norwood and St. Lawrence railroad offers the motorist an enjoyable visual experience. The essentially undisturbed, natural condition and the views along this highway corridor represent valuable assets for tourism in general and an important setting for visitors en route to boat launch, camping and marina facilities in this area. Uncontrolled placement of signs, substantial cutting of the forest vegetation and lack of attention to aesthetics during any future development along this section of highway could seriously reduce its scenic value.

8. **Village Image.** Specific problems and issues affecting the character and vitality of the Village are discussed under various parts of the subsection on COMMUNITY RESOURCES. Revitalization of the commercial core of the Village, preservation of historic setting, control of strip development along Lincoln Avenue, and the fostering of more uses linked with and benefitting from the abundant water resources will be essential to protect and improve the Village's coastal image. Enhancement of views from St. Lawrence Avenue and careful attention to signage will also be important for image enhancement and protection.

9. **Town Image.** West of the Village, the rural coastal character could be significantly diminished by dense frontage development, strip commercial land uses, substantial clear cutting of wooded areas, blockage of the few existing views of water or replacement or cessation of agricultural activities. With the likelihood of major development activity in the Iroquois Dam and Whitehouse Bay areas, each of these potential impacts on image could occur. The challenge to the Town will be the need to promote and guide development in ways that capitalize on image features without eliminating or degrading them.

   East of the Village, the protection of image will rest solely upon maintaining the scenic corridor and the promotion of coastal public access and recreation.

COMMUNITY/CULTURAL RESOURCES

An inventory of community facilities and other cultural features of the local waterfront area was conducted using air photos, tax maps, the NYS Coastal Atlas and a windshield survey, as well as previous studies of the area conducted by the St. Lawrence-Eastern Ontario Commission. An analysis of the inventory results was made with input from local officials and the Waterfront Advisory Committee. The inventory and analysis is presented below under the headings Development, Public Access and Recreation, Historic and Archaeological Resources, and Agricultural Resources.

A. DEVELOPMENT

Inventory (See Plates 13, 14, 15 and 16)

1. **Public and Semi-Public Facilities.** For convenience, public facilities were identified under two categories: those related to governmental or quasi-governmental functions (administration, infrastructure, education, public health or safety and other public services) and those related to public access and recreation. Semi-public facilities (religious, charitable, institutional, community service and other not-for-profit, non-governmental functions) were inventoried under another category.

   Governmental facilities within the Village's waterfront area consist of a lift station to the north of St. Lawrence Avenue at Main Street (LaGrasse St.), a sewage treatment plant to the east of Pine Street and a former industrial site owned by the Ogdensburg Bridge and Port Authority on Clark Point to the east of the mouth of Sucker Brook. Additional governmental facilities located within the Village but outside the current waterfront area include the Village/Town Municipal Building, the Town highway garage and the firehall on Platele Street to the south of Lincoln Avenue (Rt. 37); a public elementary school on the west side of Main Street to the south of Lincoln Avenue; The Post Office on the east side of Main Street; The Town Library building and the old Town hall on the west side of Main Street just north of Lincoln Avenue; and the Waddington Rescue Squad building along the south side of Lincoln Avenue between Green Road and Beach Street. Within the Town's waterfront area, the sole governmental facility consists of the Iroquois Dam in the western part of the Town.

   Public access and recreation facilities within the Village's waterfront area consist of the Village park east of Pine Street and a pedestrian walkway, municipal docks and a boat mooring area along the north side of St.Lawrence Avenue. Town parkland (open space) at the four corners of the Main Street and Lincoln Avenue also falls in this category but is located outside the current waterfront area. The Waddington Town Beach on Leishman Point in the western part of the Town and Coles Creek State Park campgrounds, boat launch ramp and marina in the eastern part of the Town are the public access and recreation facilities located in the Town's waterfront.

Semi-public facilities in the Village include the Waddington Health Building, on St. Lawrence Avenue near Pine Street, the American Legion on Fenton Street, a Masonic Temple at Main Street and St. Lawrence Avenue, three churches located on Lincoln Avenue and another located on Fenton Street. Of these, only the Waddinton Health Building lies within the Village's waterfront area. No facilities of this category lie within the Town's waterfront area.

2. **Commercial Facilities.** Located within the Village's current waterfront are the following: a pollution clean up firm, a truss construction company, and a lumberyard. Outside of its waterfront area, the Village has a number of commercial facilities, most of which are concentrated on Main Street, south of St. Lawrence Avenue. These facilities consist of: a hardware and building supplies store, an auto parts store, a beauty shop, a tavern, a used furniture store, a hotel with adjoining laundromat, a liquor store, a bank, a grocery store, an insurance office, a sportswear specialty shop and a restaurant/tavern. The remaining Village commercial facilities include: a gas station/used cars sales facility, a barber shop/sporting goods store, a restaurant, a supermarket, a bowling hall, a funeral home, and a golf course east of Franklin Street between Big Sucker Brook and Little Sucker Brook.

   In the Town's waterfront area, all of the commercial facilities are found along Route 37. Moving from west to east in the western part of the Town, one finds a machine shop, a farm implement dealership, a delicatessen, a small nursery/greenhouse operation, and a gas station/car sales facility. Continuing east from the Village's eastern line, the Town's commercial facilities consist of a 12-unit motel and a fuel oil dealership.

3. **Industrial Facilities.** While lacking actual industry, a 22-acre site on Clark Point has been included in this category to recognize past efforts of the Ogdensburg Bridge and Port Authority (the owner) to market the property as an industrial/-shipping site. Formerly owned and improved by the St. Regis Paper Company, the site is basically vacant land served by rail, highway, Village sewerage and water supply, and electric power. Potential exists for shipping from the site given the refurbishing of dock facilities and dredging.

4. **Housing Stock.** The limited housing stock located within the Village's current waterfront area consists predominantly of older (pre-1940), single family year-round houses. Outside the current waterfront area, older year-round single-family houses also predominate. While the few two-family structures to be found are scattered, multiple-family units tending to be concentrated on the Main Street commercial core, in two small apartment buildings and as second or third floor apartments over several of the commercial facilities.

   In the Town's waterfront area, the housing stock consists almost entirely of single-family structures built along state, county or Town road frontage. Such structures are a mix of

older farm houses and newer rural residences. The single-family housing stock is occupied year-round with the exception of a few seasonal units near Whitehouse Bay (site built) near Leishman Point (mobile homes). A 4-unit apartment building, located along Route 37 to the east of the Village, comprises the only multiple-family housing in the Town's waterfront.

Information on the overall distribution of residential land uses is provided later in this section under Existing Land and Water Uses.

5. **Infrastructure**. The Waddington waterfront area is served by a highway, road and street system as shown on all plates. Within the Village waterfront area, existing development is served by a municipal water system supplied by two deep wells located along St. Lawrence Avenue. The Village is also served by a sewer system and, a sewage treatment plant near Pine Street. The Town relies on individual wells for its water supply and individual septic systems for sewage disposal. The Iroquois Dam and the abandoned Norwood St. Lawrence Railroad are the only noteworthy infrastructure in the Town's waterfront area, besides the road and highway system.

Analysis. (See Plates 16 and 17). Extensive NYPA ownership of the Village and Town shorelands has had a pervasive influence on development in the local waterfront area. Most problems, issues and opportunities directly or indirectly stem from excess public holdings along Lake St. Lawrence and the resulting exclusion of private sector initiatives in coastal development. The following discussion highlights this central concern.

1. **Deteriorated and/or Underutilized Areas.** Using a setback of 100 ft. from the 250 ft. contour line m.s.1. as its minimum criterion for control of the "power pool," NYPA has identified substantial acreage of surplus holdings. All such holdings are deemed underutilized as indicated on Plate 16. The remainder of the NYPA lands must be considered used for flood control purposes.

   Since the surplus lands are a series of individual parcels or groups of non-contiguous parcels, they are more readily described as geographic areas of the waterfront - some with identifiable subareas. Seven areas of surplus NYPA land are discussed below: six in the Town and one in the Village. A number of the problems, issues and opportunities relating to these areas were underscored in a recent study entitled Directions for Change.[12]

[12] Directions for Change, "Land Use Analysis and Recommendations For Surplus Properties of the New York Power Authority", prepared by the St. Lawrence County Planning Board, February, 1987.

In addition, the holdings of the Ogdensburg Bridge and Port Authority on Clark Point and the Norwood and St. Lawrence Railroad right-of-way (owned by the OBPA) are identified as underutilized areas. Finally, the section of Main Street between Maiden Lane and St. Lawrence Avenue is included as an area with deterioration as well as underutilization.

(Area 1 - Iroquois Dam to Whitehouse Bay). This is the largest area of surplus NYPA land. Other than an access road to the dam and limited farming (hay crops) on portions leased from NYPA, the four surplus parcels which comprise this area have remained unused since the power project was completed. Given its somewhat greater elevations, better potential land access and lesser value for wildlife habitat compared to NYPA lands in many other areas of the waterfront, this area offers the best opportunities for large scale development in the Town. The lack of sewers, the portions with soil limitations, the potential for impacts on possible muskellunge spawning in Whitehouse Bay, and the need to preserve the locally significant vista near the dam are issues which must be addressed as part of any development scheme there.

(Area 2 - Whitehouse Bay to Leishman Point). Three separated parcels make up this area. Poor soil suitability and poor access pose problems for development of the two parcels closest to Whitehouse Bay. Potential impacts on the locally significant fish and wildlife habitat of the bay and lack of sewers are the principal issues there. Good views of the bay may be attractive for large lot, low density development. The third parcel offers a somewhat better development opportunity, bearing in mind its moderate soil suitability. Again, absence of sewers is a major issue.

(Area 3 - Leishman Point). This parcel was not included among lands that NYPA indicated as surplus even though much of Leishman Point satisfies the 100 ft. setback criterion. It was apparent that NYPA expected the Town of Waddington to favor continued leasing arrangements for the entire point. However, the majority of Town officials view the parcel as prime land for private development as well as public access and recreation. The issue, then, is the extent to which private development might be considered without detracting from existing public use or foreclosing future public access and recreation needs. Visual access is a closely related issue since the elevations on Leishman Point provide for a significant vista toward Ogden Island. Lack of sewers and soil limitations are again problems that warrant consideration.

(Area 4 - Ogden Island). Ogden Island represents another major area of development potential. The island lacks significant coastal fish and wildlife habitat area and has pockets of soils suited to dwellings without basements. Isolation, inaccessibility and lack of sewers suggest lower density cottage development and island resort use as development opportunities. The character of future development on Ogden Island will have considerable bearing on shoreline vistas at many points along the mainland. Public day use at the easternmost end of the island could compliment private development on the larger areas to the west, while retaining access to a significant vista.

(Area 5 - Mouth of Brandy Brook). Four small parcels of surplus land are located along the northern side of NY Route 37 near the mouth of Brandy Brook: two to the west of the mouth and two to the east. All of these parcels are low-lying with loamy soils overlying surficial deposits of silty sand. These soils are poorly suited to septic systems and impose severe limitations for dwellings. The parcels to the west of the mouth are heavily wooded and partly surrounded by wetland. To the east of the mouth, the parcels are also wooded. Given the Brandy Brook area's status as a fish and wildlife habitat, the foremost development constraint is that of habitat protection. Preservation of the scenic corridor along this part of Ny Route 37 is also a concern. The absence of sewers is a decided constraint on development opportunities. Any development concepts for these parcels must successfully incorporate measures to resolve the many drawbacks noted.

(Area 6 - West of Coles Creek). Four separate parcels west of Coles Creek and south of NY Route 37 comprise this area of surplus lands. Although they collectively involve the third largest amount of acreage, their potentially usable acreage is rather limited. Like those near the mouth of Brandy Brook, the parcels in this area are low-lying with mostly loamy soils over-lying silty sand or dune sand. High water table, wetlands and forest vegetation characterize most of the surrounding area. Soils throughout this area of surplus land are subject to severe limitations on the use of septic systems and, barring a few isolated pockets within the parcels, on dwellings.

The northernmost parcel is believed to have limited potential for residential development. Future campground use - either as part of the State park or privately operated - is considered the best development opportunity. Commercial use (associated with camping) may also be possible. Preservation of visual quality will also be an issue along this section of the NY Route 37 scenic corridor.

Soil limitations, inaccessibility, and proximity to the Coles Creek fish and wildlife habitat suggest very low intensity use of the remaining three parcels. Nature trails, scattered hunting camps, and remote camping areas may be appropriate.

(Area 7 - East of Sucker Brook). This area involves three surplus parcels: one in the Village, one in the Town and one straddling the Village's eastern municipal boundary. Very low relief, sandy soils overlying surficial deposits of silty sand, forest vegetation and inaccessibility characterize each of these parcels. Area soils impose severe limitations on the use of septic systems and on dwellings. Again, nature trails and scattered hunting camp uses may be most appropriate unless the Norwood and St. Lawrence Railroad right-of-way provides future access (see Area 9). Since the Sucker Brook area is not a significant coastal fish and wildlife habitat, the likelihood of development impacts on valuable fish and wildlife resources is reduced.

(Area 8 - Clark Point). With 22 acres served by Village sewer and water, electricity, railroad, and highway access, the former industrial site is the most developable but one of the most underutilized properties in the local waterfront area. After repeated but

unsuccessful efforts to attract industrial development and shipping interests to this potential port property, the Ogdensburg Bridge and Port Authority (OPBA) decided to sell the land. One-way hauling diseconomies on the railroad line, the need for dredging, costly requirements for developing port facilities, trucking distance from the Ogdensburg Bridge and would be competition with the Port of Ogdensburg itself were undoubtedly considerations. Although future industrial uses should not be absolutely ruled out, the site could support multiple family residential use, condominiums, resort/hotel development, marina use or combinations thereof. Many uses could capitalize on the point's extensive, undeveloped shoreline and views of Lake St. Lawrence.

(Area 9 - Norwood and St. Lawrence Railroad right-of-way). OBPA ownership of this railroad was intended to support port development on Clark Point. Once the decision was made to abandon port development efforts there, the railroad became an unnecessary holding and probably a liability. Sale of the railroad line offers a possible recreation trail through the most isolated section of the Town. Enormous cost and numerous development limitations in this part of the Town would rule out use for highway purposes.

(Area 10 - Commercial Core). Deteriorating commercial buildings and vacant stores limit the economic strength of this area. Although some capital reinvestment is evident, the area as a whole suffers from underutilization. Conversion of commercial structures to apartments could continue the weakening of the Village's small business district. Sale of NYPA and OBPA holdings could be expected to attract second home and some resort development which, in turn, would swell the seasonal population and increase demand for commercial services in the core area. However, like many St. Lawrence River resort communities, a strong summer tourism economy alone may not induce sufficient capital reinvestment to eliminate the deterioration. Growth in year-round demand is needed to minimize underutilization. Also, the development of competing commercial facilities along NY Route 37 in the Town would further weaken the core.

A coordinated effort between the Town and Village is needed such that growth in the Town strengthens commercial activity in the Village's commercial core -- with both communities benefiting. Facade and structural improvements, landscaping, street furniture, ornate street lighting, poles and fixtures, sidewalk improvements and promotion activities would enhance the core area and increase its attractiveness for tourists. Public/private cooperation would be essential to revitalize this area.

2. **Water-dependent and Water-enhanced Uses.** NYPA lands held for flood control purposes, i.e. those meeting the 100 ft. setback criterion noted earlier, are water-dependent in a manner of speaking. However, since they are used for power generation and navigation purposes having little bearing on waterfront revitalization in the Town or Village, these lands are merely noted and not mapped.

Active water-dependent uses are very limited in the local waterfront area and essentially restricted to the public sector. In the Village, they are essentially restricted to the public sector. In the Village, they consist of the sewage treatment plant, the boat launch and docks near the sewage treatment plant, and the municipal docks north of St. Lawrence Avenue near the lift station. Swimming at the Town Beach on Leishman Point, the State boat launch at the mouth of Brandy Brook and the marina at Coles Creek are the Town's only water-dependent uses.

Water-enhanced uses are likewise restricted. In the Village, Whittaker Park, a pedestrian walkway, and one commercial activity, the golf course, fall in this category. A single water-enhanced use is found in the Town: the Coles Creek State Park campgrounds.

Sale of surplus NYPA lands and the OBPA holdings on Clark Point will present significant opportunities to promote and develop both water-dependent and water-enhanced uses. Local interest in fostering more tourism will depend on the degree of success in promoting and facilitating such uses.

3. **Concentration of Development.** The primary areas for concentrating new coastal development lie within the Village to the north of Lincoln Avenue and to the west of Little Sucker Brook. Adequate existing infrastructure and the availability of services within the Village will support new residential and commercial growth in heavier concentrations than any outlying areas in the Town.

   Some concentration potential is believed to exist on Leishman Point and within the area between the Iroquois Dam and Whitehouse Bay. The extent of actual concentration will depend on the extent to which proposed development schemes for these areas can be designed as self-sufficient packages. The overall density and intensity of development in these areas will undoubtedly be much less than within the Village waterfront.

B. PUBLIC ACCESS AND RECREATION

Inventory. (See Plate 18)

1. **Existing Public Access and Recreation Sites.**

   a. Whittaker Park. The Village park extends from the mouth of Sucker Brook at Pine Street. Its facilities include two tennis courts, two basketball courts, one regulation baseball field, two little league/softball fields, a picnic area, playground equipment, walking/bicycle paths, and a boat launch with a 30' floating dock.

   b. Municipal Docks. The municipal docks are located in the Village park, off St. Lawrence Avenue at the end of Main Street. There is a fixed dock of about 70'

to accommodate larger boats and two floating docks of 30' each for smaller boats. The floating docks were added in the Summer of 1986 with assistance from a grant from the Adirondack North Country Association. Electricity is available at the dock upon request to the Village.

c. Mooring Area. NYPA currently leases small parcels for private boat mooring and parking along the north side of St. Lawrence Avenue. The leased parcels cover the shoreline from just east of Green Road to just east of Beach Street.

d. Town Square. As noted previously, there is a Town-owned park located on the four corners of the intersection of Lincoln Avenue and Main Street in the Village of Waddington. The park consists of a landscaped open space at the center of the Village.

e. Waddington Beach. Waddington Beach is a Town park on the east side of Leishman Point, off of Rt. 37. Its facilities include a swimming beach, picnic areas, a pavilion, restrooms, playground equipment, and water supply provided by an on-site well.

f. Brandy Brook Boat Launch. The Brandy Brook boat launch is located off of Rt. 37 at the mouth of Brandy Brook within the Coles Creek State Park. It is a State operated facility with anchorage, a boat launch ramp, and parking.

g. Coles Creek State Park. The total area of Coles Creek State Park is 1800 acres, 20 of which have been developed for public use. Its facilities include 148 camping sites with electricity, 87 camping sites without electricity, a picnic area and playground, a protected swimming area, a laundry, and a camp store and recreation room. The park also provides 1.5 miles of accessible shoreline on the St. Lawrence River. The park opens on May 15th and closes September 3rd, but provides plowed access for winter fishing. 1988-89 attendance was 33,888.

2. Existing Commercial Recreation Sites and Facilities

a. Golf Course. In the Village, but located outside of the current waterfront area, is a privately owned 18-hole golf course with a clubhouse and a small restaurant. A pro-shop and cart rentals are also available.

b. Bowling Alley. Across from the Village park on Pine Street, just outside of the current waterfront boundary, is a year-round twelve lane bowling alley with a small bar and grill.

c. Coles Creek Marina, Inc. The Coles Creek Marina is a private concession operated on State land through a contract with the State Office of Parks, Recreation and Historic Preservation. Its facilities include two main docks with

berthing for eighteen boats each, sizes from 20' to 30' with full electric and water hook-up; one dock with 20 berths for boats 16' to 18' and no utilities; a boat launch ramp; and a tackle shop with boat and small engine repair, gasoline sales, and restrooms. Outdoor winter boat storage is also available.

Analysis. (See Plate 18). The problems, issues and opportunities pertaining to public access and recreation were evaluated in terms of the adequacy of existing facilities compared to current demand, the likelihood of demand increasing substantially in the foreseeable future and the potential for expanding the supply of public access and recreation sites and facilities to accommodate such demand.

1. **Adequacy of existing facilities.** In general, the public access and recreation facilities within the Waddington waterfront area are considered adequate to meet current demands with only a few noted exceptions. Each of the existing facilities - both public and private (commercial) - is evaluated below.

   a. Whittaker Park. Heavy use of this park has resulted in a need to upgrade and expand present facilities. Possible improvements include additional parking, plantings and benches, and the resurfacing or refurbishing of existing athletic facilities, such as the tennis and basketball courts, and the baseball fields, but excludes any expansion in overall size due to area limitations.

   b. Municipal Docks. Two floating docks of 30' each were added to this facility in the Summer of 1986 with financial assistance from the Adirondack North Country Association.

   c. Town Square. This open space park is adequate, and no improvement or expansion is anticipated.

   d. Waddington Beach. This facility is adequate to meet current demands, but is expected to face significantly greater use as NYPA lands are sold and developed.

   e. Brandy Brook Boat Launch. Existing facilities adequately meet current demands.

   f. Coles Creek State Park. The annual attendance averages generally between 30 and 35 thousand. This figure can be anticipated to rise due to the impact of the NYPA land sales and the related development. Furthermore, the expansion of Fort Drum has placed much greater demands upon all regional State Parks.

   g. Commercial Facilities. Indications are that the golf course, the bowling alley, and Coles Creek Marina, Inc. are adequate to meet current demands.

2. Future Demand for Public Access and Recreation Facilities

With the expansion of Fort Drum and the anticipated development resulting from the sale of NYPA lands, the demand for public access and recreation facilities is expected to increase significantly. While some of the local facilities are adequate to handle an increase in demand, others will require improvement or expansion.

a. Whittaker Park. With the improvements mentioned above, Whittaker Park should be adequate to meet demand in the near future. If longer range demand exceeds the capabilities of this site, the Village may need to consider an inland location for field sports and other active recreation uses requiring more space.

b. Municipal Docks. With the additional docks planned for construction, these facilities should be adequate to meet the increasing demand for a few years. However, longer term demand - especially without private marinas - would require further expansion.

c. Waddington Beach. With the development of NYPA lands, some improvements or expansion of facilities may be needed to accommodate increased demand. Leishman Point has extensive area for additional recreation facilities as well as private development.

d. Coles Creek State Park. In spite of the fluctuation in attendance at this park, the general trend is toward increased attendance. At the average rate of increase experienced over the past seven years, attendance at this facility will meet or exceed its capacity in two to three years. With the sale of NYPA lands and the expansion of Fort Drum, this trend is certain to be accelerated. In order to accommodate anticipated increased demand, additional acreage should be developed for active campground use.

3. Potential for Improving and Expanding Public Access and Recreation Sites/Facilities.

a. Whittaker Park offers moderate to limited potential for expansion, but good potential for improvement. The extent of future expansion rests upon the extent to which the Village emphasizes water-dependent and water-enhanced recreational uses there.

b. Coles Creek State Park. Given that less than 2% of its 1800 acres have been improved for active recreation use, the State park has a consi-derable amount of land for the expansion of campground facilities as developmental pressures in the region increase.

c. Potential Commercial Marina at Leishman Point. With the sale of NYPA lands, the opportunity arises to develop a commercial marina in the "bay" formed

between Leishman Point and the shoreline closest to River Road. Such a facility would help to accommodate the increasing demand for recreational boating in the area. Issues such as hazards due to prevailing wind and waves would have to be addressed prior to such development. Water depth is adequate, and access would be possible from the point.

d. Ogden Island. The eastern tip of Ogden Island has great scenic value and has potential for small boat access. Upon the release of NYPA lands, day use for picnics and relaxation could be promoted.

e. Iroquois Dam Visual Access. A public access site for viewing Iroquois Dam could be provided as part of the overall development scheme for this area of surplus NYPA lands. Parking, landscaping, benches and, if possible, an observation tower would be appropriate.

f. Potential Sucker Brook Marina. There is potential for limited marina development on Sucker Brook. Lands retained by NYPA and leased to the Village could, in turn, be leased for development of a commercial marina to provide needed services for area boaters.

g. Potential Recreation Trail. The Ogdensburg Bridge and Port Authority's probable sale of the Norwood and St. Lawrence railroad right-of-way offers the opportunity for development of a recreation trail -- possibly as part of a larger, county-wide trail system.

C. HISTORIC AND ARCHEOLOGICAL RESOURCES. (See Plate 19)

Inventory. In 1980, the St. Lawrence-Eastern Ontario Commission conducted an inventory of historic structures in the Town and Village. None of those identified as having potential historic value, are located within the Town's waterfront area; twelve fall within the Village's existing waterfront area boundary. Another forty-eight of the inventoried structures are situated between St. Lawrence Avenue and Lincoln Avenue, and two of the structures lie south of Lincoln Avenue.

Structures built before 1850 are found primarily along St. Lawrence Avenue, Main Street, and Lincoln Avenue. St. Lawrence Avenue and Main Street also exhibit substantial numbers of structures dating back to the latter half of the nineteenth century. A few post 1900 structures were included in the inventory. The more notable structures are described blow:

1. Row of brick houses (located along the northern side of St. Lawrence Avenue between Main and Fenton Streets) - built between 1812 and the 1830's with styles ranging from Greek Revival to Italianate.

2. Former Ogden Land Office (located on the northern side of St. Lawrence Avenue near Oak Street) - constructed in 1800 as an architectural hybrid with a gambrel roof suggestive of the Dutch Colonial Style.

3. George Reddington House (located on the southwest side of Main Street) - constructed in 1828 in the late Federal style for George Reddington, an attorney and early promoter of Waddington.

4. Pratt House (located southeast of the George Reddington House) - constructed in 1828 in the late Federal style for George Reddington, an attorney and early promoter of Waddington.

5. Hepburn Library (next to the Pratt House) - a fine example of Beaux Arts Classicism. This large, one-story building, constructed in 1919, is one of several Hepburn libraries donated by Barton Hepburn.

6. James Thayer House (next to the Hepburn Library) - a two-story stone house constructed in 1820 in the Greek Revival style.

7. St. Paul's Episcopal Church (located on Lincoln Avenue between Main Street and Fenton Street) - the oldest church north of the Mohawk River and the first permanent church building in St. Lawrence County. It was erected between 1816-1818 by David Ogden with funds from Trinity Church of New York City. It was modelled after St. Paul's Church in New York City.

8. Old Town Hall (located on Main Street near Lincoln Avenue) - built in 1884 by Issac Johnson, a former slave living in Ontario, Canada.

9. James Reddington House (located on the north corner of Lincoln Avenue and Clinton Street) - a brick house in the Greek Revival style, originally built circa 1850 on what is now the site of the Village elementary school. It was moved to its present location in 1929.

10. David Ogden House (located on the landward side of St. Lawrence Avenue) -one of the oldest homes in Waddington. Known as the Cottage House, this large frame house, built in 1803, was used as a temporary residence for David A. Ogden while his island residence was under construction.

The historian for the Town and Village of Waddington is planning to conduct a more detailed study of historic sites. At that time, it may be determined that additional structures merit inclusion in the above list of notable historic resources.

Archeological resources in the Waddington waterfront area consist of a single site near the Iroquois Dam reported to show "traces of occupation" by prehistoric indians (pre-

European contact). This site is thus identified as having potential for archeological significance, according to records of Office of Parks, Recreation and Historic Preservation. No formal study of this site has been conducted.

Analysis. (See Plate 19) None of the buildings shown on Plate 19 are on the National Register of Historic Places. While the ten buildings specifically listed above are noteworthy individual structures, many of the remaining structures contribute to the cultural heritage and historic character, and contribute greatly to the aesthetic quality of the Village.

Potential exists for either a multiple resource nomination of the more noteworthy historic structures or a district nomination, possibly as shown on Plate 19. Detailed evaluation will be necessary to determine the actual significance of the Village's historic resources.

The significance of the archeological resources in the Town of Waddington have yet to be determined.

The problems, issues and opportunities relating to the historic and archeological resources in the Waddington waterfront area are as follows:

1. **Potential Threats to Historic and Archeological Resources.** Of the noteworthy structures listed above, two are Town-owned and one is under church ownership. The remaining seven structures are privately held in uses ranging from year-round and seasonal residences to apartments and commercial storage. While the public and semi-public structures are unaltered, all but one of the private buildings have undergone some form of alteration and/or addition. One structure has been relocated and altered. Although the privately owned structures may be more susceptible to severe alteration, or loss, than are public or semi-public structures, all of the structures face the threat of inappropriate improvement. One example is the Hosea Fenton House (not listed above), a stone building constructed in 1860 which has had a Greek Revival brick addition on one side and a later clapboard frame addition on the other.

   At the time of the survey (1980) and today, the greatest threats to the historic structures in the area as a whole have been either general deterioration due to the lack of capital reinvestment or vacancies and turnover in uses. Deterioration can lead to demolition or inappropriate restoration measures that reduce historic significance. Frequent turnover in uses can increase the likelihood of inappropriate remodeling or alteration.

   With anticipated economic resurgence in the North Country due to the expansion of Fort Drum and the sample of NYPA lands for development, the historic structures may face even greater threats deriving from population growth and development pressures.

Structures that are perceived as less significant have thegreatest risks of demolition and alteration due to lesser concern for their preservation. This is decidedly a problem given the lack of a detailed study to detrmine the historic significance of structures.

Threats to the possible archeological resources in the vicinity of the Iroquois Dam will depend on the sale of surplus NYPA lands there and any specific development proposals that ensue. Development proposals for this area will require careful review in consultation with the State Historic Preservation Offices.

2. **Issues of Preservation.** The Village has several options for preserving its historic buildings and, thus, its heritage. Nomination of individual or multiple sites or a district to the National Register of Historic Places is one option. Its influence on preservation is primarily one of prestige or recognition given to historic resources. Public education is another option similar to the first. It seeks community awareness of the value of preserving historic structures as our link with the past. Capitalizing on historic resources for tourism development and promotion is a third option. It usually requires that the first two options have been successfully pursued. Finally, historic preservation can best be assured through local regulations.

   In the Village, all but the regulatory options are believed to be feasible. Their successful application may cultivate sufficient individual and community attitudes toward historic value to resolve the preservation issues.

3. **Tourism Opportunities.** In addition to manifesting its cultural heritage, the historic resources of a community are assets for tourism. With a wealth of 19th century structures, the Village is indeed favored with opportunities to attract some of the growing number of tourists interested in the heritage of New York State and the Nation. National Register recognition, local historic preservation efforts and promotion will all help to increase tourism potential. The Waddington Library is currently working with the local historian to develop an historic walking tour guide.

D. AGRICULTURAL RESOURCES

Inventory. (See Plate 19)

Areas of prime farmland soils are located throughout the Town waterfront area. (See Plate 6) Most of it occurs west of the Village, including nearly half of the land area outside of the NYPA properties. East of the Village, there are only a few such areas lying near the mouth of Brandy Brook, along Coles Creek, and just south of Rt. 37 near Coles Creek State Park. Most of the prime farmland soils in the waterfront area are covered by forest or forest brushland.

A large agricultural district encompasses two portions of the Town's waterfront area. One lies west of the Village and includes all of the land south of Rt. 37 from Buck Rd. to the Town line

plus a contiguous area north of Rt. 37 east of Whitehouse Bay. The other area lies east of the Village and includes large areas of land on either side of Coles Creek. Active farming occurs mostly within the agricultural district, with the exception of a small area of land adjacent to the Village's west side and a small area along the west side of Brandy Brook near the railroad. The major agricultural activity is dairy farming, including pasture land and hay crops.

Analysis. (See Plate 19) In spite of a general decline in farming within the Town's waterfront area, it persists as a currently viable activity. This can be attributed to the absence of coastal development pressure and land speculation, the extent of prime farmland soils and the influence of the agricultural district formed in 1975.

With the potential for substantial new development of surplus New York Power Authority lands, population growth and expansion of local tourism, agricultural uses along NY Route 37 west of the Village will face new pressure from competing land uses. The manner in which such pressures are handled will determine the future of coastal agriculture in the Town. Non-agricultural uses must be guided away from areas with prime farmland soils, especially within the agricultural district and outside the district where such soils are currently in active agricultural use.

In particular, three areas of active farming are most likely to be threatened. The first involves agricultural uses south of the Iroquois Dam. Farming occurs there on both sides of NY Route 37, i.e., both within and outside of the agricultural district. Slightly more non-prime than prime farmland soils are affected. The second location is along the south side of NY Route 37 near Whitehouse Bay. Active farming there is mostly on prime farmland soils within the agricultural district. The third location involves roughly equal amounts of prime and non-prime farmland soils just outside the Village's western limits. There, most of the prime farmland lies to the north of the state highway. This location is entirely outside the agricultural district.

Less development pressure is likely to occur in an area of active farming midway between Buck Road and Rt. 131 (Connie Wood Road) and in the portion of the agricultural district situated across NY Route 37 to the northwest. Prime farmland soils near Brandy Brook and Coles Creek are not expected to experience any serious pressure for development, because of active farming there.

Generally, the extensive prime farmland soils and active farms must be considered opportunities for agriculture to continue as an important part of the local economy.

EXISTING LAND AND WATER USES

Due to the larger number of small parcels and greater variety of land uses within the Village, the inventory and analysis of its existing land and water uses are presented separately from that of the Town.

A. EXISTING LAND USE

Inventory (See Plate 20)

1. **Village.** The types of existing land use within the Village are residential, commercial, public/semi-public, and vacant/undeveloped. The most intensive land uses occur within a nearly equal distance in all directions from the Town Park in the center of the Village at Lincoln Avenue and Main Street. Each type of land use is discussed below.

   a. Residential. Within the Village's current waterfront boundary, only a few small areas of single family residential land use are evident: those along the northerly side of St. Lawrence Avenue and on the southwesterly side of Clark Point. The proposed expansion of the local waterfront area would encompass the extensive area of single family residential uses between Beech Street and Pine Street, a number of apartment units in the commercial core area, and a few isolated duplexes. Scattered single family residential land uses to the west of Beech Street, along Brookview Drive and on Franklin Road southeast of the golf course would also be included by the boundary expansion.

   b. Commercial. The current waterfront area of the Village has little in the way of commercial uses. Expansion of the boundary would include the commer-cial core area on Main Street south of St. Lawrence Avenue, several other commercial uses scattered between Beech Street and Pine Street, and the golf course.

   c. Public/Semi-Public. Within the current waterfront boundary, the uses in this category are the NYPA lands "used" for flood control purposes or leased to the Village for a park, water supply or sewage treatment purposes. Expansion of the waterfront area will include public uses along Main Street and Lincoln Avenue as well as semi-public uses along Main Street, Fenton Street, Oak Street, Lincoln Avenue and Franklin Road.

   d. Vacant/Undeveloped. Most of Clark Point and a strip along the north side of the west end of St. Lawrence Avenue are the only areas within the current waterfront boundary that fall in this category. Expansion of the boundary will add to this category substantial areas of undeveloped lands west of Beach Street (south of St. Lawrence Avenue) and east of Little Sucker Brook and smaller areas along the east side Beach St. and the west side of Pine St.

2. Town

a. Agriculture. Agricultural uses occur intermittently throughout the Town waterfront area. West of the Village, there are four areas: one large area at Rt. 37 and Brown Church Road; two areas south of Rt. 37 between Connie Wood Road and Buck Road; and one very small area adjacent to the Village line on both sides of Rt. 37. East of the Village there is a small area just north of where the railroad meets Brandy Brook and three areas occurring along either side of Coles Creek.

b. Most residential land uses within the Town's waterfront area occur west of the Village along NY Route 37 with small concentrations on the southerly side of Whitehouse Bay and along River Road. Isolated residential uses are found to the east of the Village along NY Route 37, Allison McGinnis Road and Irish Settlement Road. Almost all of these residential uses are single family. A multiple family use is located on NY Route 37 east of the Village.

c. Commercial. Commercial uses in the Town's waterfront lie mainly west of the Village along Rt. 37 where there are five isolated commercial operations. To the east of the Village there are only two commercial uses, likewise isolated and located along Rt. 37.

d. Public/Semi-Public. Within the waterfront area the public uses consist of non surplus NYPA lands "used" for flood control, the Iroquois Dam and the Waddington Town Beach on Leishman Point in the western part of the Town and the Coles Creek State Park campgrounds, the Coles Creek State Park marina and a State boat launch ramp on Brandy Brook in the eastern part. The one semi-public use in the waterfront area is a church near the northwest corner of Rt. 37 and Brown Church Road.

e. Vacant/Undeveloped. The vast majority of the land within the Town waterfront area is vacant/undeveloped. This includes the undeveloped portions of large, rural residential lots and those NYPA lands which were originally acquired for protection against fluctuations in Lake St. Lawrence, but are now deemed surplus (with the exception of State and local park uses). The surplus NYPA lands make up approximately half of all vacant lands in the Town waterfront area.

B. EXISTING WATER USES

Inventory. (See Plate 20)

Recreational boating, fishing, and water-skiing are water uses occurring throughout Lake St. Lawrence. There are several sites for the docking and/or launching of boats within the waterfront area, including: the municipal docks at the end of Main St.; the boat launch at the

Village park; the State boat launch at Brandy Brook; and Coles Creek Marina, Inc. Swimming beaches are provided at Waddington Beach on Leishman Point and at Coles Creek Campground.

The shipping channel on the St. Lawrence River runs just north of the inter-national boundary only occasionally crossing over to the U.S. side. Several navigational aides are located along the channel within the Waddington waterfront area. There is also a sewer outfall located near the Village sewer treatment plant at the mouth of Big Sucker Brook.

It is evident that existing water uses are confined to municipal level functions and navigation along the Seaway. Public water uses are adequate for the present. On the other hand, NYPA ownership has foreclosed all private water uses - recreational or otherwise. Commercial marinas are notably absent. The sale of surplus NYPA lands should open the possibility of including such uses as part of resort development schemes or as separate operations.

Analysis. (See Plate 21). Problems confronting existing land uses are discussed below in terms of relative stability, general compatibility and appropriateness for beneficial use of coastal resources in the respective local waterfront areas of the Town and Village. As noted throughout this section of the program, the excessive land holding of NYPA is the central issue. The settlement of this issue through the sale of surplus NYPA lands presents numerous opportunities to resolve existing land use problems and promote more beneficial land uses throughout the local waterfront area. Coordinated and comprehensive planning efforts for surplus NYPA lands offer an excellent opportunity to address the overall land use picture for the entire waterfront.

1. Areas Susceptible to Change.

a. Village. Within the Village, Clark Point and the commercial core area are the largest areas where existing land uses are highly susceptible to change. Sale and private development of OBPA holdings in the former area will heighten the pressure for development of adjacent undeveloped properties and may induce changes in the scattered existing residential and commercial uses there. General population growth in the area from development of surplus NYPA lands and increased tourism would be likely to attract new commercial uses to the latter area. Along the northsides of St. Lawrence Avenue and Route 37 undeveloped private land and some residential properties may also be highly susceptible to pressure for commercial uses. The largely undeveloped area west of Beach Street (between St. Lawrence Avenue and NY Route 37) should be subject to only moderate pressure for change -- presumably to residential. Surplus NYPA land along the eastern side of the railroad and undeveloped land southeast of the golf course would also be moderately susceptible.

b. Town. Almost all of the surplus NYPA lands and the western half of Leishman Point will be highly susceptible to change. The more remote and inaccessible surplus lands, such as those along the railroad and the two southernmost parcels in Coles Creek State Park, are believed to have only moderate susceptibility. Privately owned lands along the western part of NY Route 37 would experience a moderate increase in the likelihood of land use changes given the sale and

subsequent development around Whitehouse Bay. General population growth and increased tourism would moderately affect undeveloped land on the northern side of the River Road and along NY Route 37 at the Buck Road intersection and near the Village's western limits.

2. **Marginal, Inappropriate or Incompatible Uses.**

a. Village. From the perspective of best, long term use of the waterfront, there are several sites in the Village where existing land uses may fall into this category -- depending on the actual changes in land use that result from the sale of public lands, increased tourism and economic development.

First, if commercial resort and commercial recreation uses are developed on Clark Point, the few existing residential uses may face problems with compatibility. If residential uses are developed there, then the existing commercial use may not prove compatible. Second, the two commercial uses on the north side of Lincoln Avenue may be inappropriate if their presence serves as an inducement for or justification of additional commercial uses there. Thus far, the Village has avoided the typical commercial uses there. Thus far, the Village has avoided the typical commercial strip development land use pattern along its principal thoroughfare. Finally, the Norwood and St. Lawrence Railroad is a marginal use.

b. Town. Marginal land uses include a small cluster of small cottages or camps on Hanlon Road south of Whitehouse Bay, intermittent and dispersed agricultural uses on land leased from NYPA and the essentially unusable Norwood and St. Lawrence Railroad. No existing uses were identified as inappropriate or incompatible. Nevertheless, the small number of existing commercial uses along NY Route 37 could be classified as inappropriate if they were to encourage strip commercial development.

3. **Prime Areas for Beneficial Uses**

The following areas are considered prime for the development of uses which would benefit the local waterfront area.

(Area 1 - Clark Point) - potential mixed resort, marina and residential uses with north to south transition from higher to lower density/intensity.

(Area 2 - Whittaker Park) - open air concerts, band shell, more docks, holding tank, pumpout and other water-dependent recreational uses eventually displacing ball fields (relocated).

(Area 3 - Commercial Core) - hotel, restaurant, bait and tackle, marine sundries as well as additional convenience commerce and services related to both population growth and tourism. Possible tourist center.

(Area 4 - Railroad Right-of-Way) - recreation trail for cross country skiing, snowmobiles, cycling and hiking.

(Area 5 - Whitehouse Bay Environs) - major year-round and summer home development plus resort and public access uses.

(Area 6 - Ogden Island) - low density large lot residential (seasonal) uses and day use picnic area.

(Area 7 - Leishman Point) - resort/marina and residential uses for western half of point.

(Area 8 - Coles Creek State Park) - expansion of state park campgrounds and/or private campground development.

IMPORTANT ECONOMIC ACTIVITIES

Five economic activities are considered most important for revitalization of the local waterfront area: sale and development of excess public lands, expansion of the currently limited tourism economy, in-fill development of residential uses in areas supported by adequate infrastructure and community services, stabiliza-tion and strengthening of existing commercial facilities and protection of viable agricultural uses. The first two activities are vital in both communities. While the third and fourth pertain mostly to the Village, the fifth activity is more essential to the Town. Each activity is discussed briefly, below:

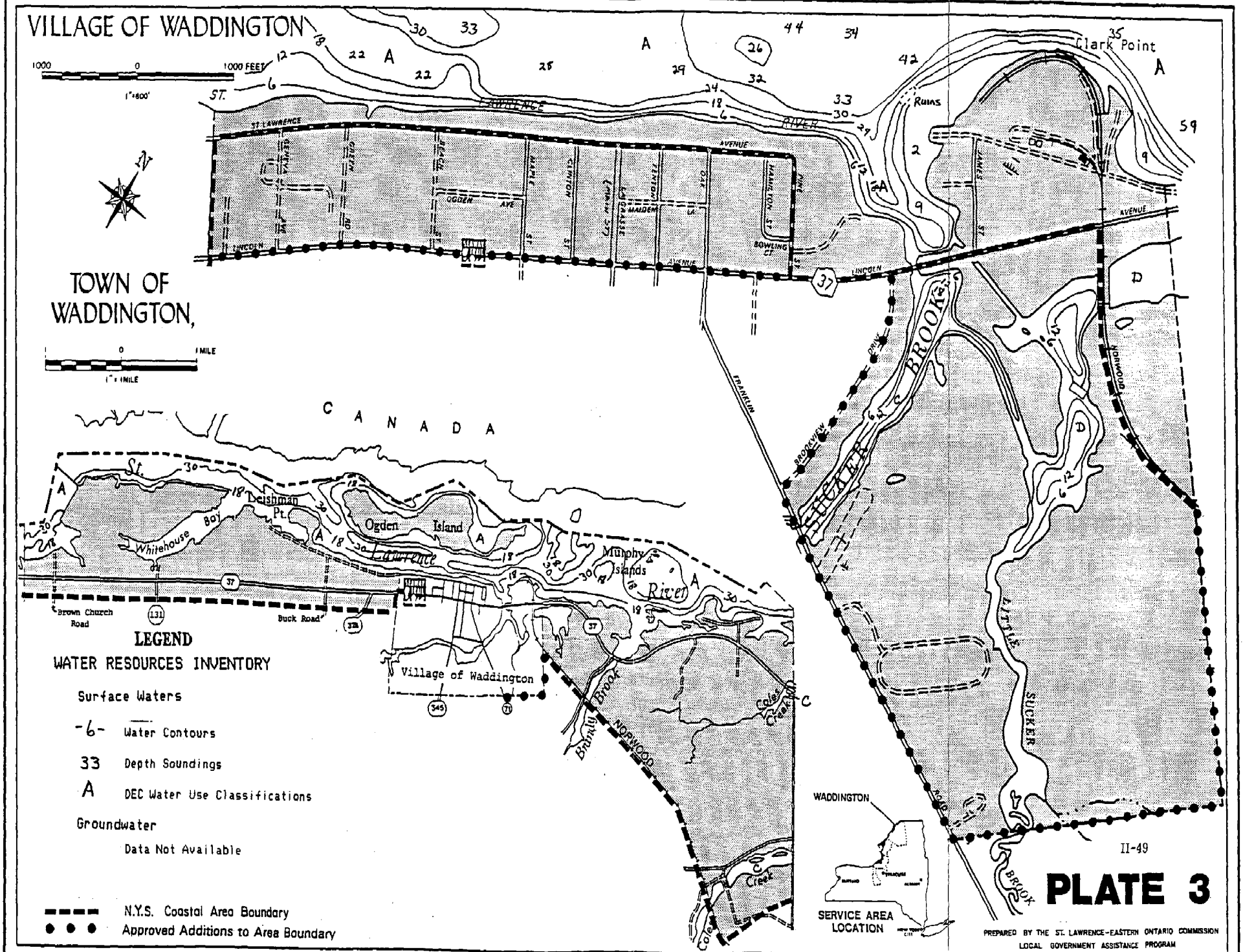
1. **Excess Public Lands.** Shoreline development in general and both water-dependent and water-enhanced uses in particular have been unusually limited due to the extent of lands held by NYPA and, to a lesser extent, by the OBPA. Economic development in both communities will hinge largely on the degree to which productive and beneficial uses can be attracted to their respective waterfront areas.

2. **Tourism.** Presently, local tourism is limited to the Coles Creek State Park campgrounds and use of Village and State boat launches, the State Park marina and the municipal docks. Private marinas, motels, hotels, gift shops, resorts and restaurants are either absent or marginally evident. The potential for tourism development is considered to be high, given continued growth in regional demand for public access and recreation facilities, especially as a result of the Fort Drum expansion. In order to reach such potentials, significant levels of intergovernmental cooperation and public/private participation will be required.

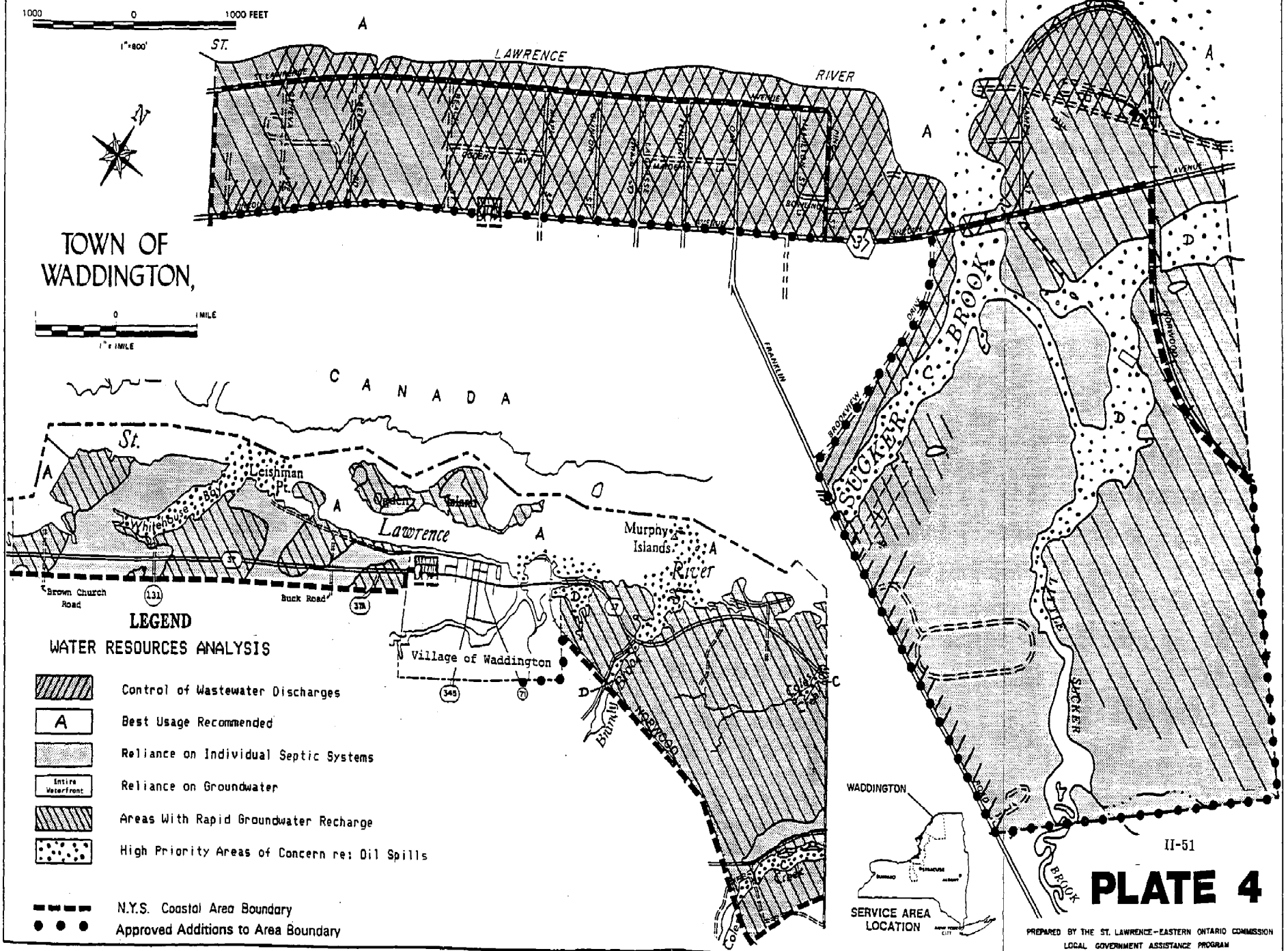
3. **In-fill Development.** The quiet residential streets in the Village's waterfront contribute significantly to the character and quality of life there. With supporting infrastructure and services, the partly developed areas west of Beach Street hold promise for construction of additional year-round single family residences depending on how many new employment opportunities can be generated by tourism and industrial development in the northern part of St. Lawrence County.

4. **Commercial Revitalization.** Deterioration, vacancies and turnover in small businesses were noted as problems in the Village's commercial core area. These are clear signs of economic weakness there. Again, concerted public/private participation will be necessary to reverse the trends of commercial decline and instability. The successful revitalization of the commercial core area of the Village will benefit year-round and seasonal residents and tourists alike. Restriction of commercial strip development along Lincoln Avenue in the Village and NY Route 37 in the Town will also be necessary to protect core area businesses.

5. **Agriculture.** Although agriculture has declined locally - following State-wide and Nationwide trends, it still represents an important source of local income and demand for local business services and products. Town officials will need to guide development for productive use of excess lands and for tourism in a manner which allows agricultural uses to continue.


VILLAGE OF WADDINGTON
1000 0 1000 FEET
1"=800'
TOWN OF WADDINGTON,
0 1 MILE
1" = 1 MILE
CANADA
Clark Point
Ruins
ST. LAWRENCE RIVER
ST. LAWRENCE AVENUE
LINCOLN AVENUE
OGDEN AVE
MAPLE ST
CLINTON ST
MALDEN LA
BOWLING CT
FRANKLIN
BROOKVIEW DRIVE
SUCKER BROOK
LITTLE SUCKER BROOK
NORWOOD
Leishman Pt.
Whitehouse Bay
Ogden Island
Murphy Islands
Lawrence River
Brown Church Road
Buck Road
Village of Waddington
Brandy Brook
Coles Creek
WADDINGTON
SERVICE AREA LOCATION
LEGEND
WATER RESOURCES INVENTORY
Surface Waters
-6- Water Contours
33 Depth Soundings
A DEC Water Use Classifications
Groundwater
Data Not Available
N.Y.S. Coastal Area Boundary
Approved Additions to Area Boundary
PLATE 3
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON



II-51

PLATE 4

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

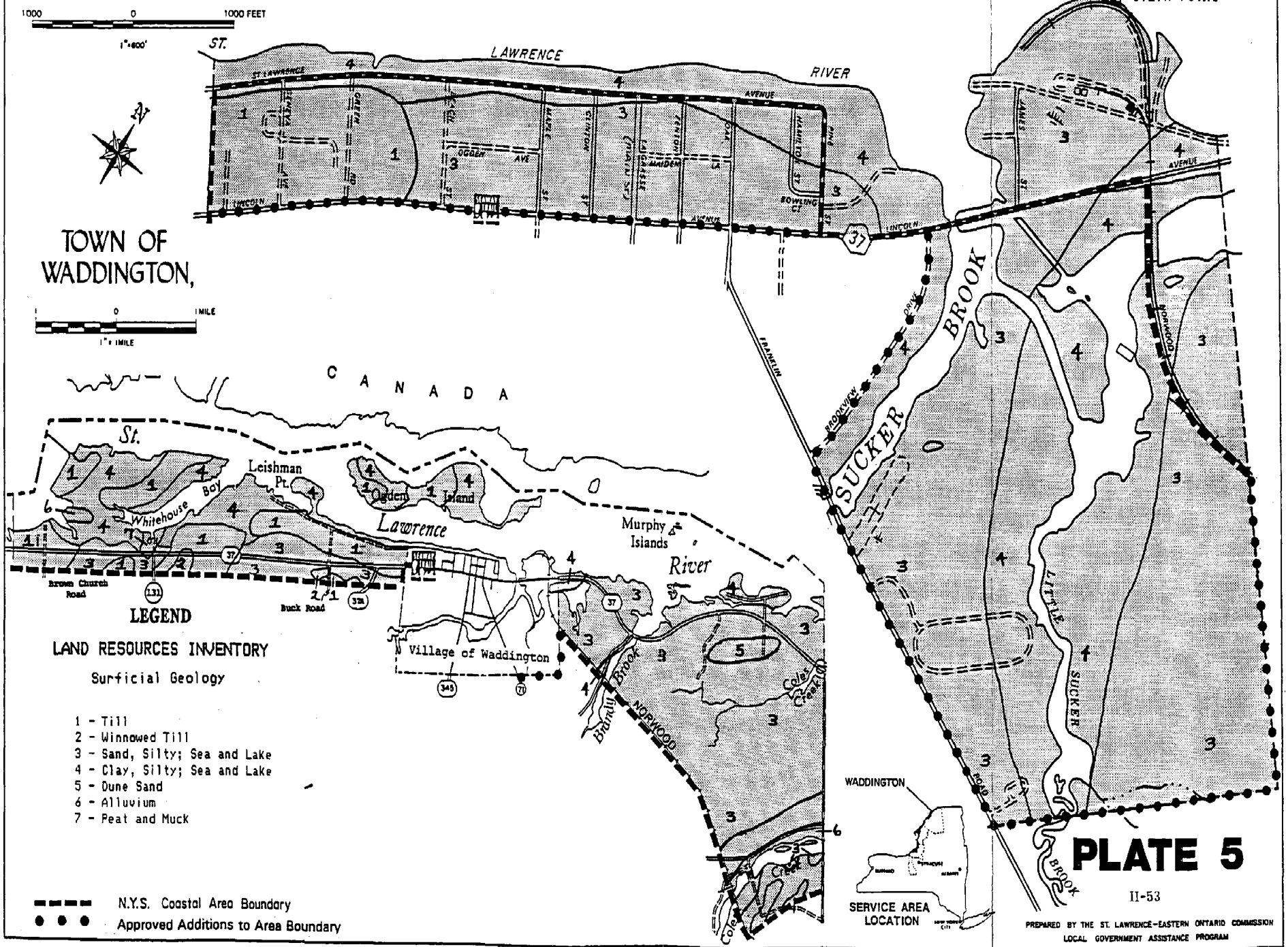


PLATE 5

II-53

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

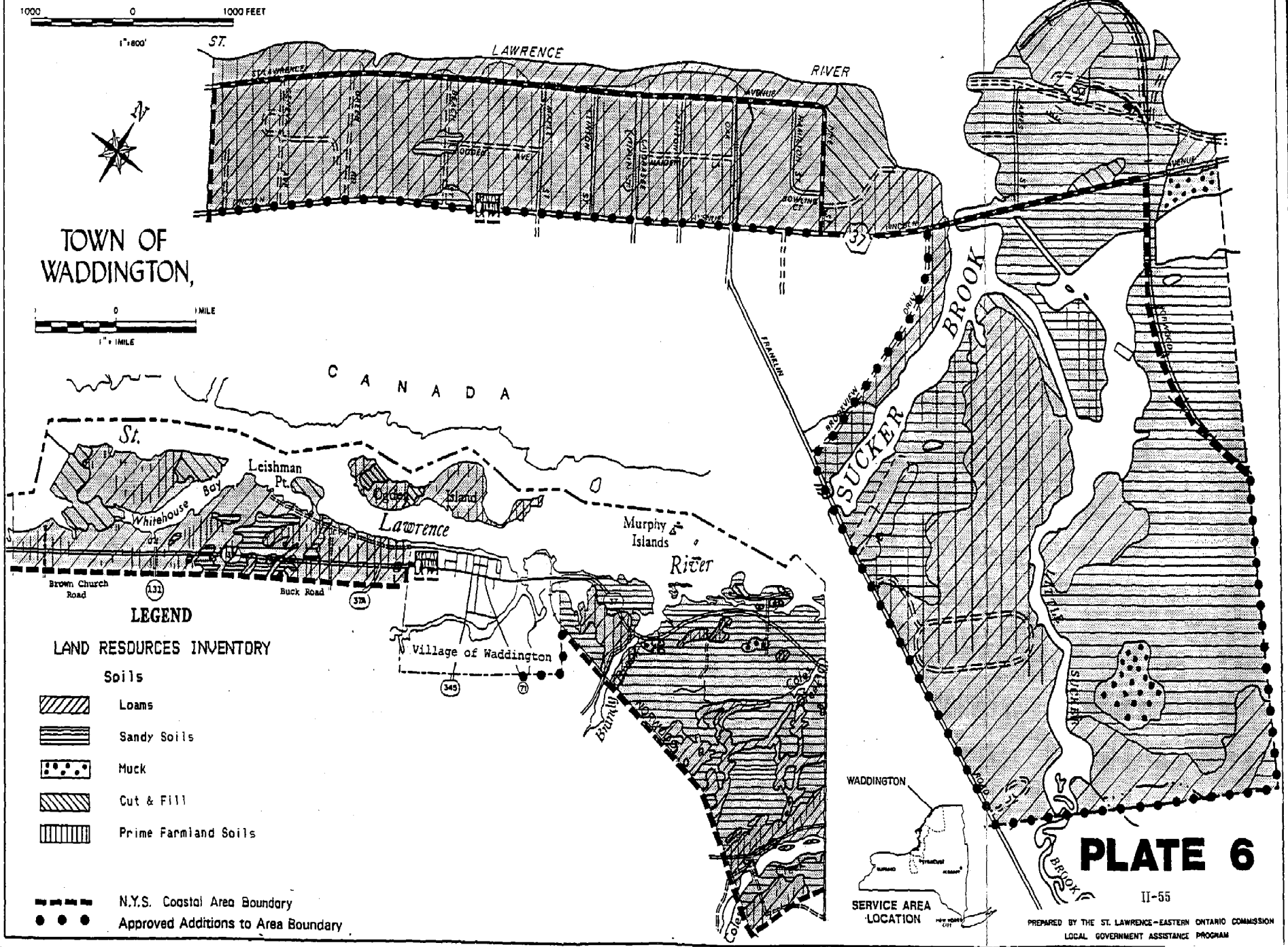

PLATE 6

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

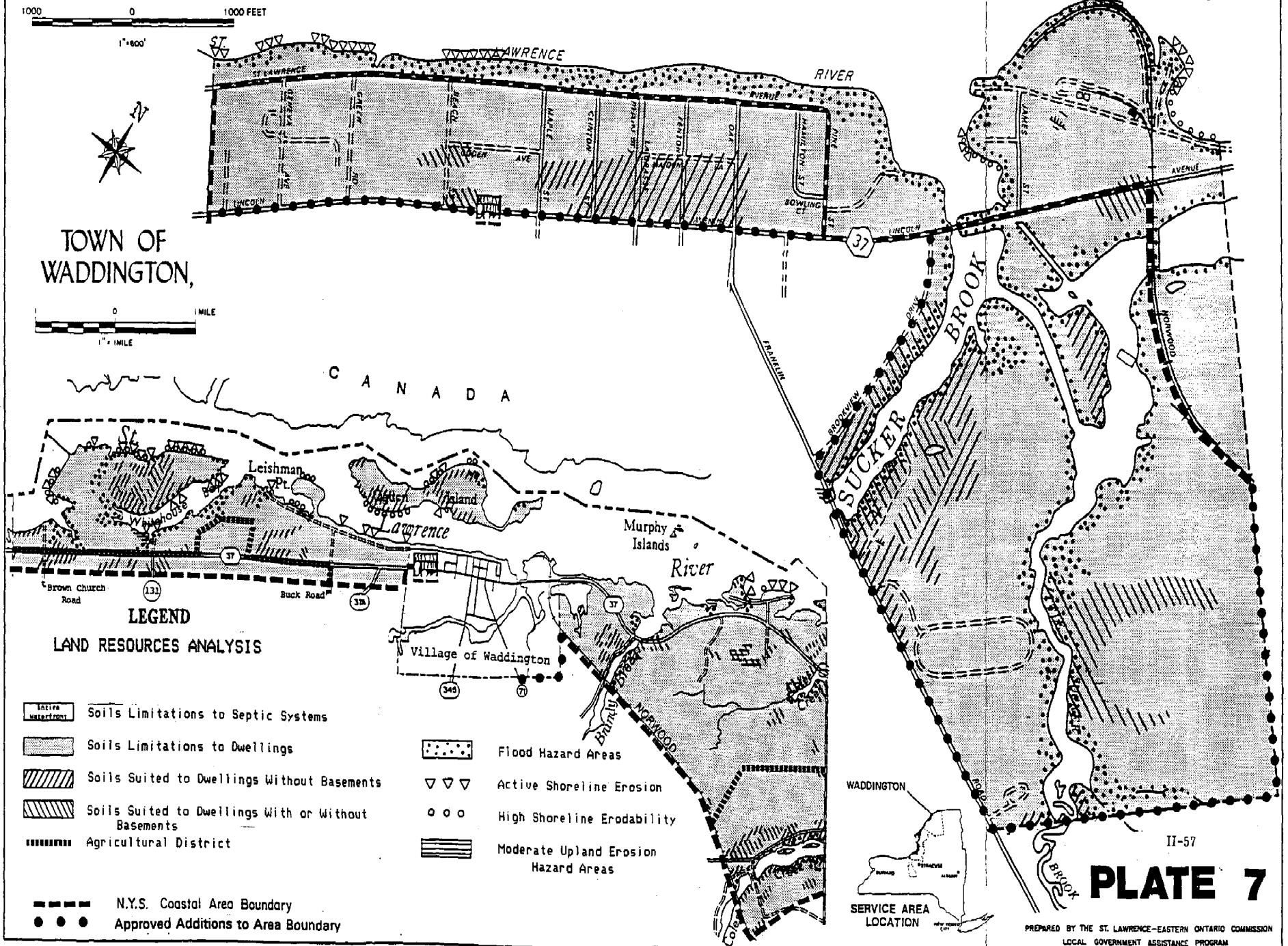

PLATE 7

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

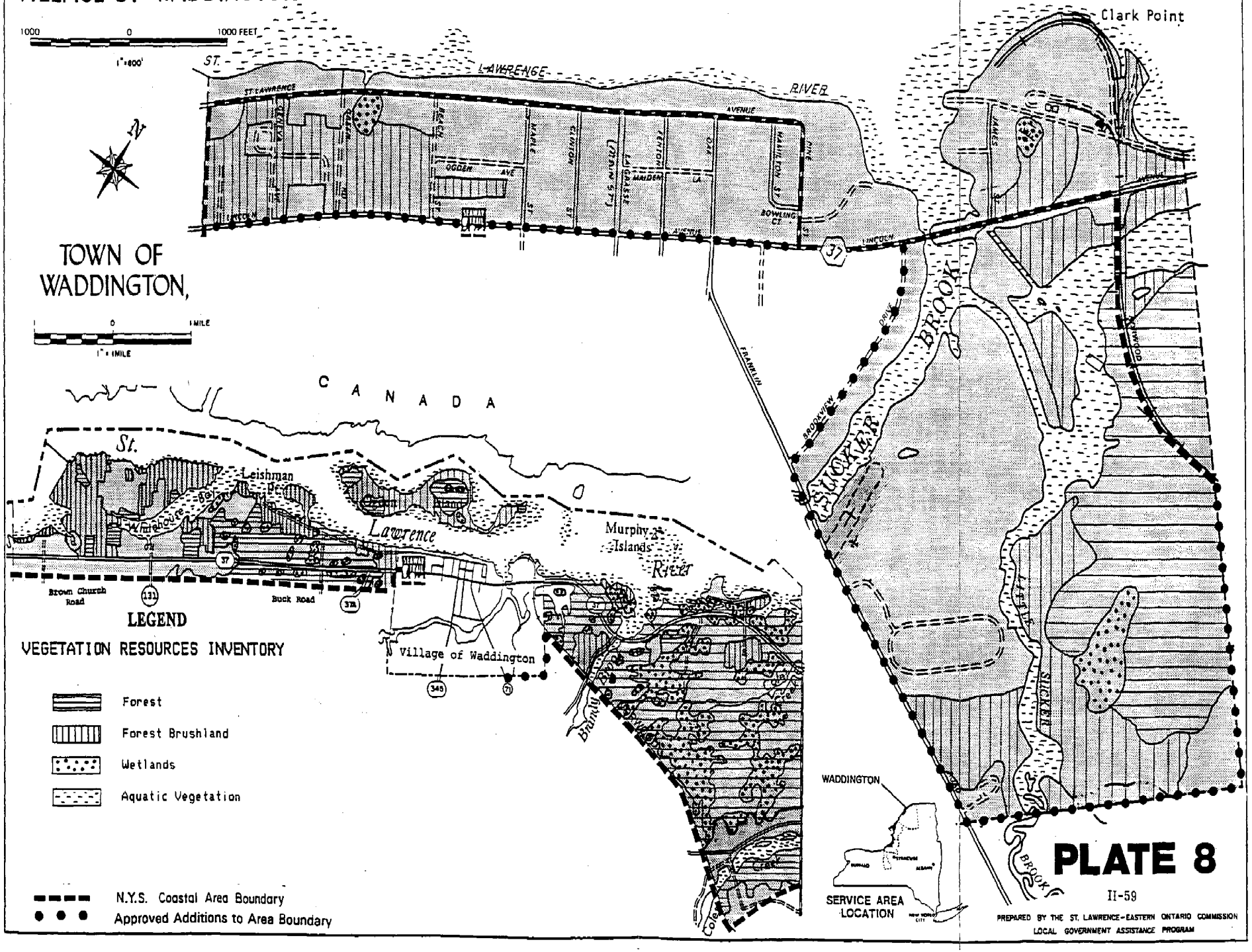

PLATE 8

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

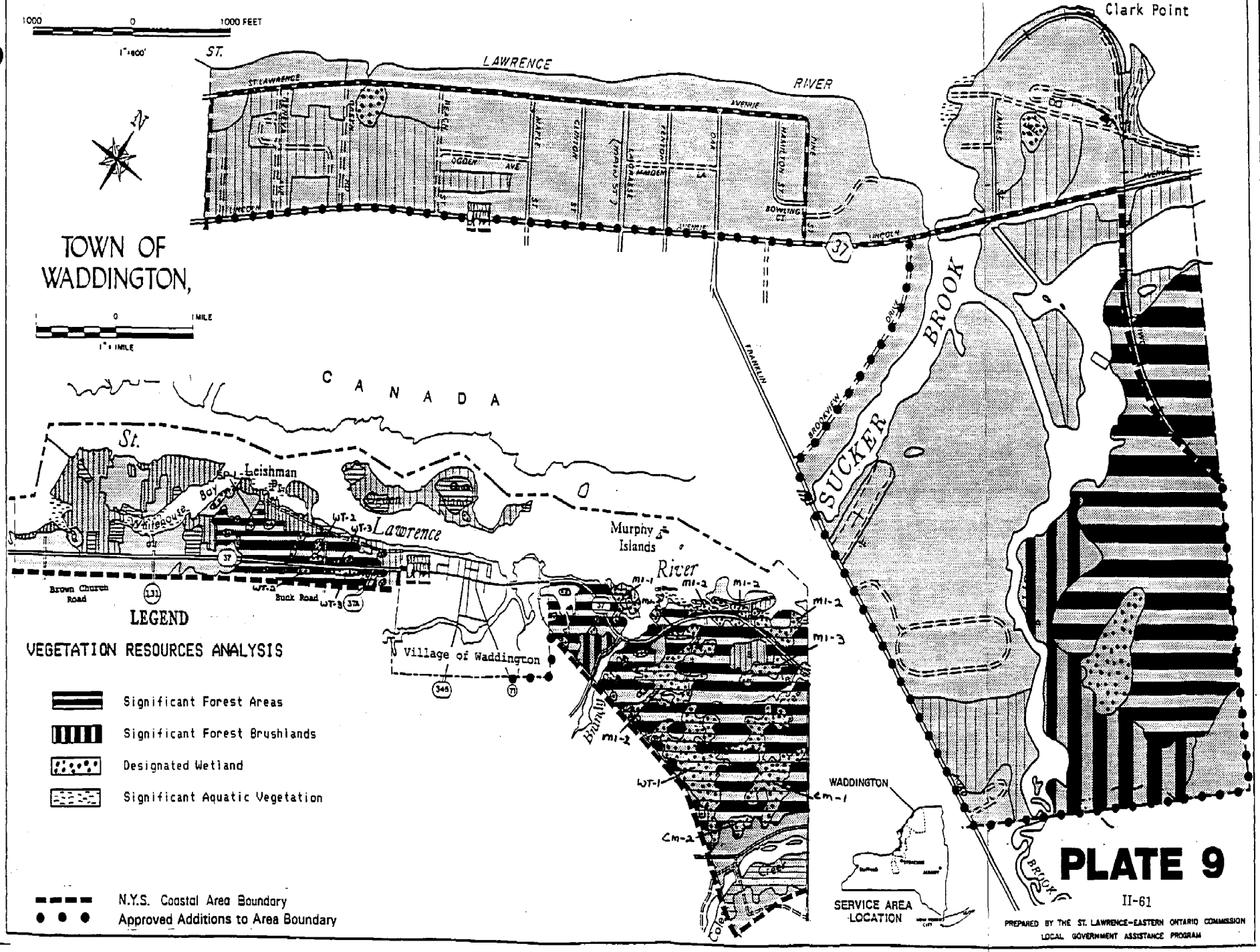

PLATE 9

II-61

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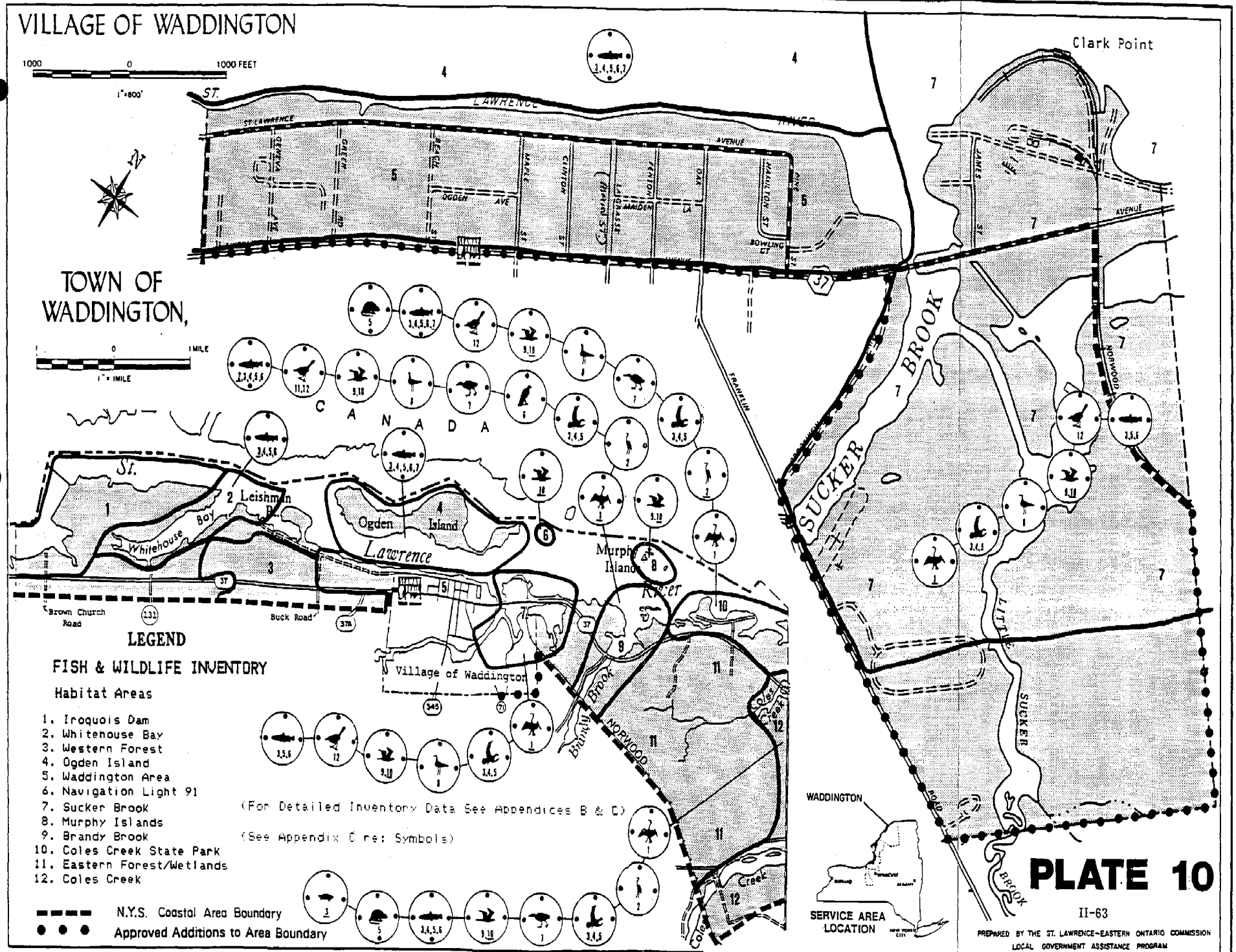
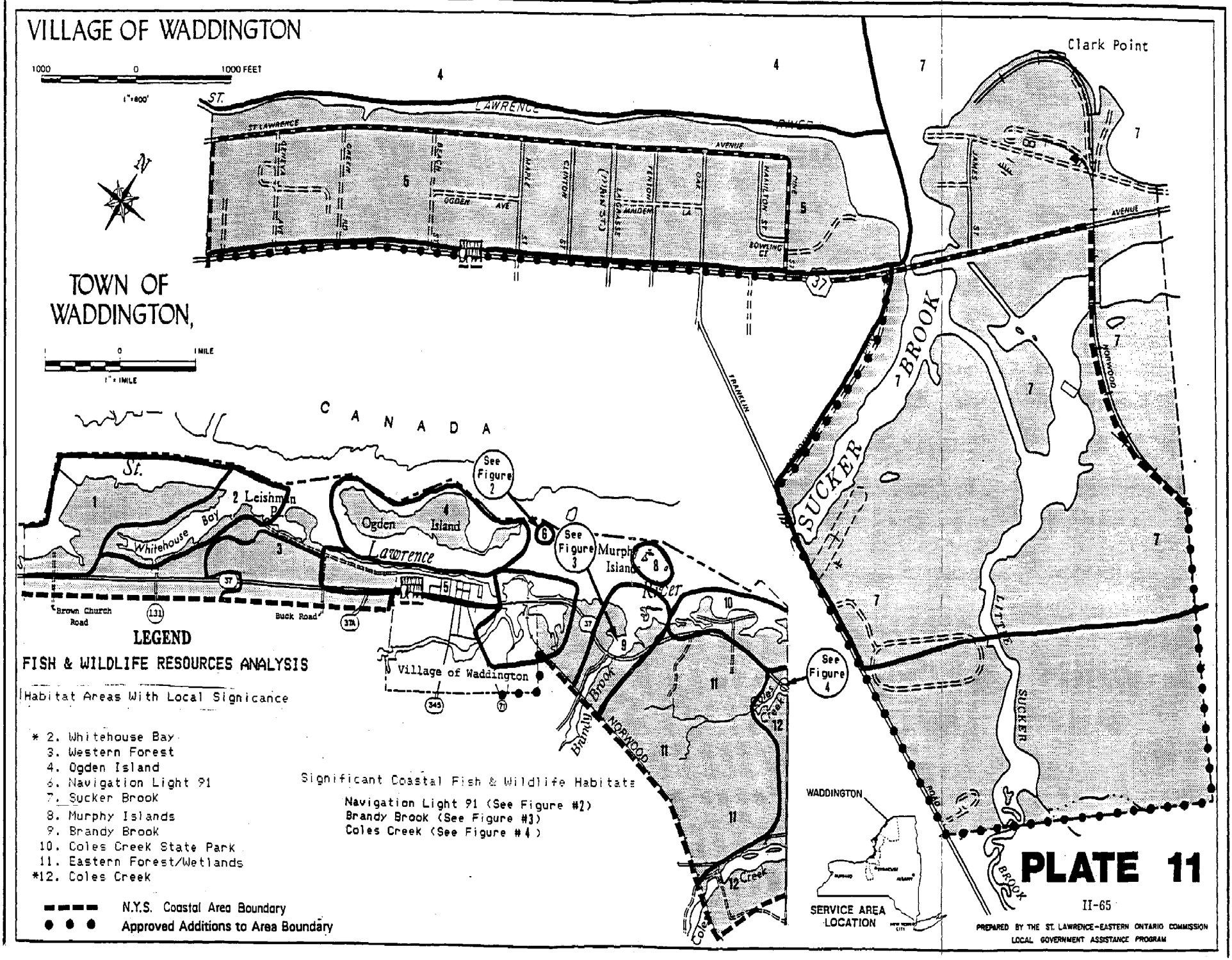
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON




VILLAGE OF WADDINGTON
1000 0 1000 FEET
1"=800'
TOWN OF WADDINGTON,
1 0 1 MILE
1" = 1MILE
ST. LAWRENCE RIVER
ST. LAWRENCE AVENUE
OGDEN AVE
MAPLE ST
CLINTON ST
LAGRASSE
FENTON
MALDEN LA
OAK
HAMILTON ST
BOWLING CT
JAMES ST
AVENUE
Clark Point
CANADA
SUCKER BROOK
FRANKLIN
NORWOOD
LITTLE SUCKER BROOK
ROAD
Whitehouse Bay
2 Leishman Pt
Ogden Island
Lawrence River
Murphy Islands
Brown Church Road
Buck Road
Village of Waddington
Brandy Brook
Coles Creek
See Figure 2
See Figure 3
See Figure 4
LEGEND
FISH & WILDLIFE RESOURCES ANALYSIS
Habitat Areas With Local Signicance
* 2. Whitehouse Bay
3. Western Forest
4. Ogden Island
6. Navigation Light 91
7. Sucker Brook
8. Murphy Islands
9. Brandy Brook
10. Coles Creek State Park
11. Eastern Forest/Wetlands
*12. Coles Creek
Significant Coastal Fish & Wildlife Habitats
Navigation Light 91 (See Figure #2)
Brandy Brook (See Figure #3)
Coles Creek (See Figure #4)
N.Y.S. Coastal Area Boundary
Approved Additions to Area Boundary
WADDINGTON
SERVICE AREA LOCATION
PLATE 11
II-65
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

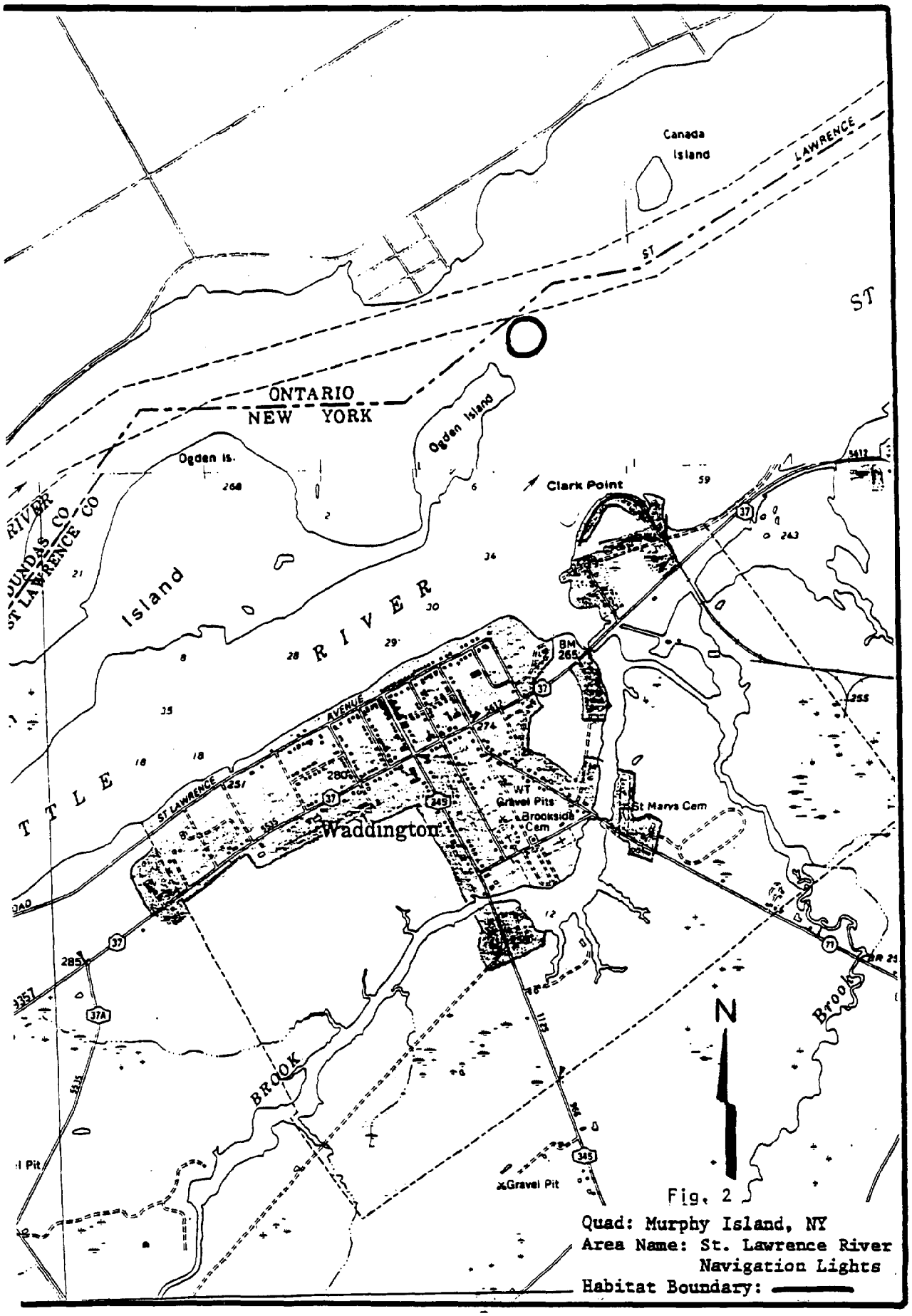
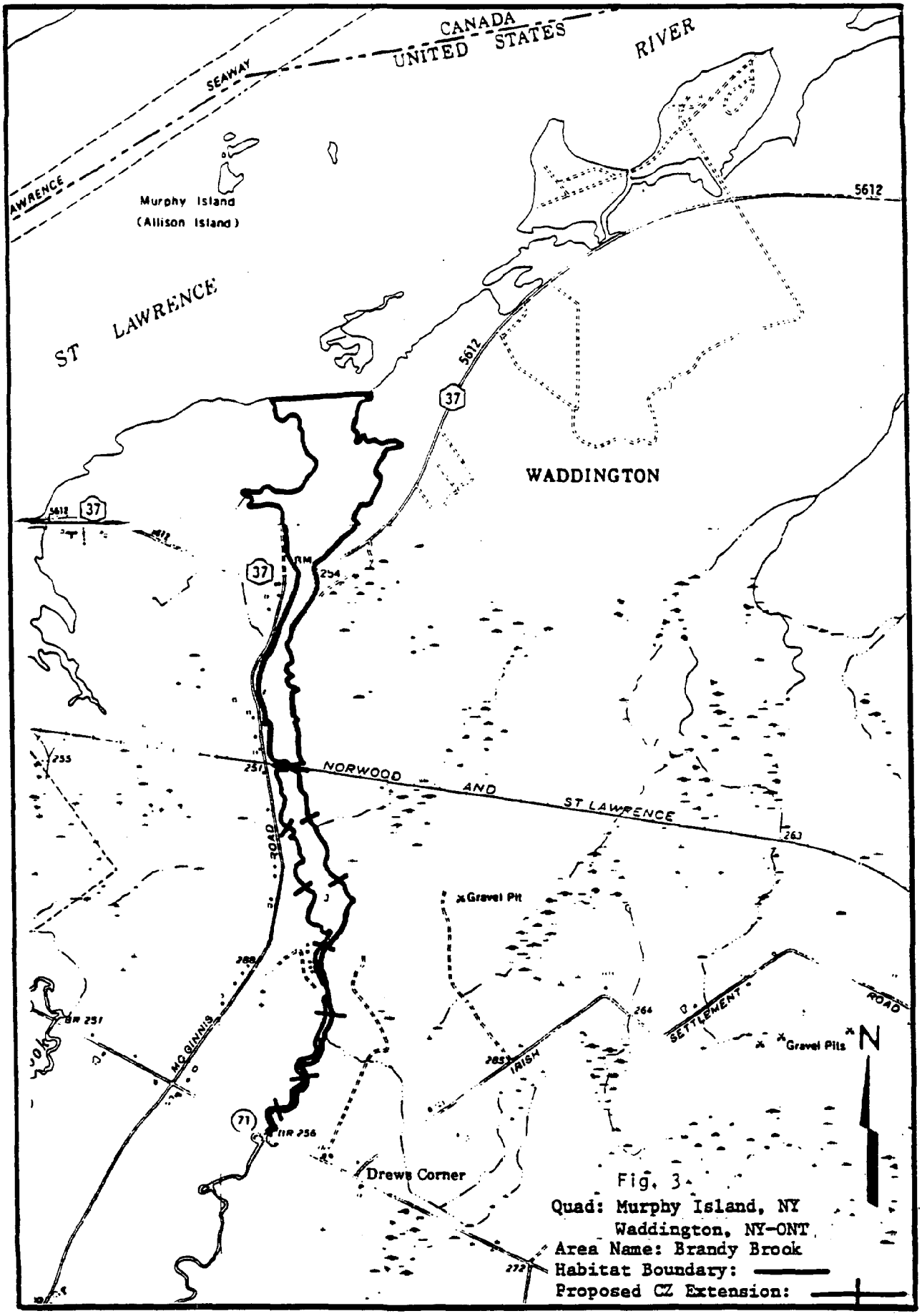


Fig. 2

Quad: Murphy Island, NY
Area Name: St. Lawrence River Navigation Lights
Habitat Boundary: ———


CANADA
UNITED STATES
RIVER
SEAWAY
LAWRENCE
Murphy Island
(Allison Island)
ST LAWRENCE
5612
37
WADDINGTON
NORWOOD AND ST LAWRENCE
ROAD
Gravel Pit
MCGINNIS
IRISH
SETTLEMENT
ROAD
Gravel Pits
N
71
Drews Corner
Fig. 3
Quad: Murphy Island, NY
Waddington, NY-ONT
Area Name: Brandy Brook
Habitat Boundary:
Proposed CZ Extension:

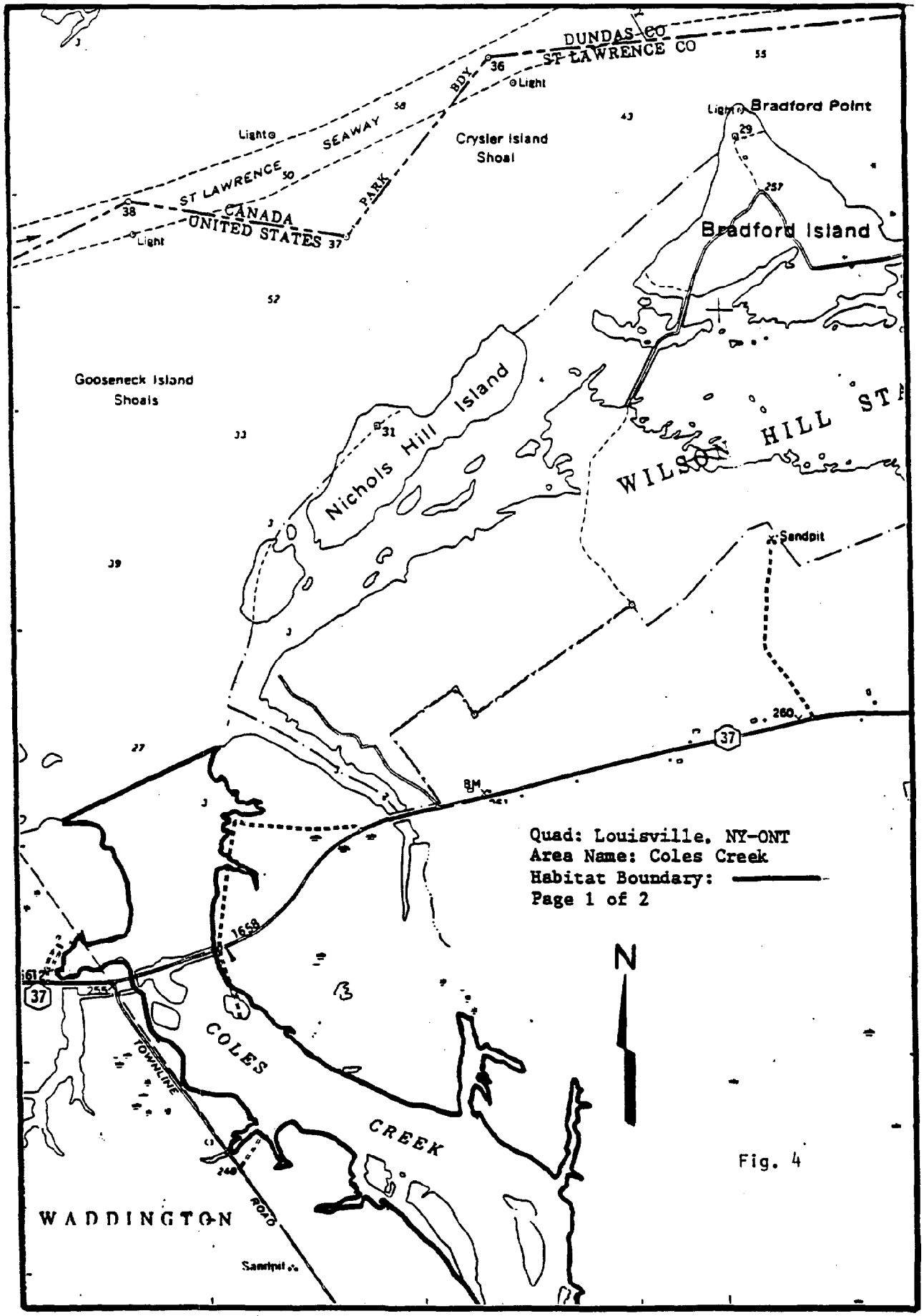
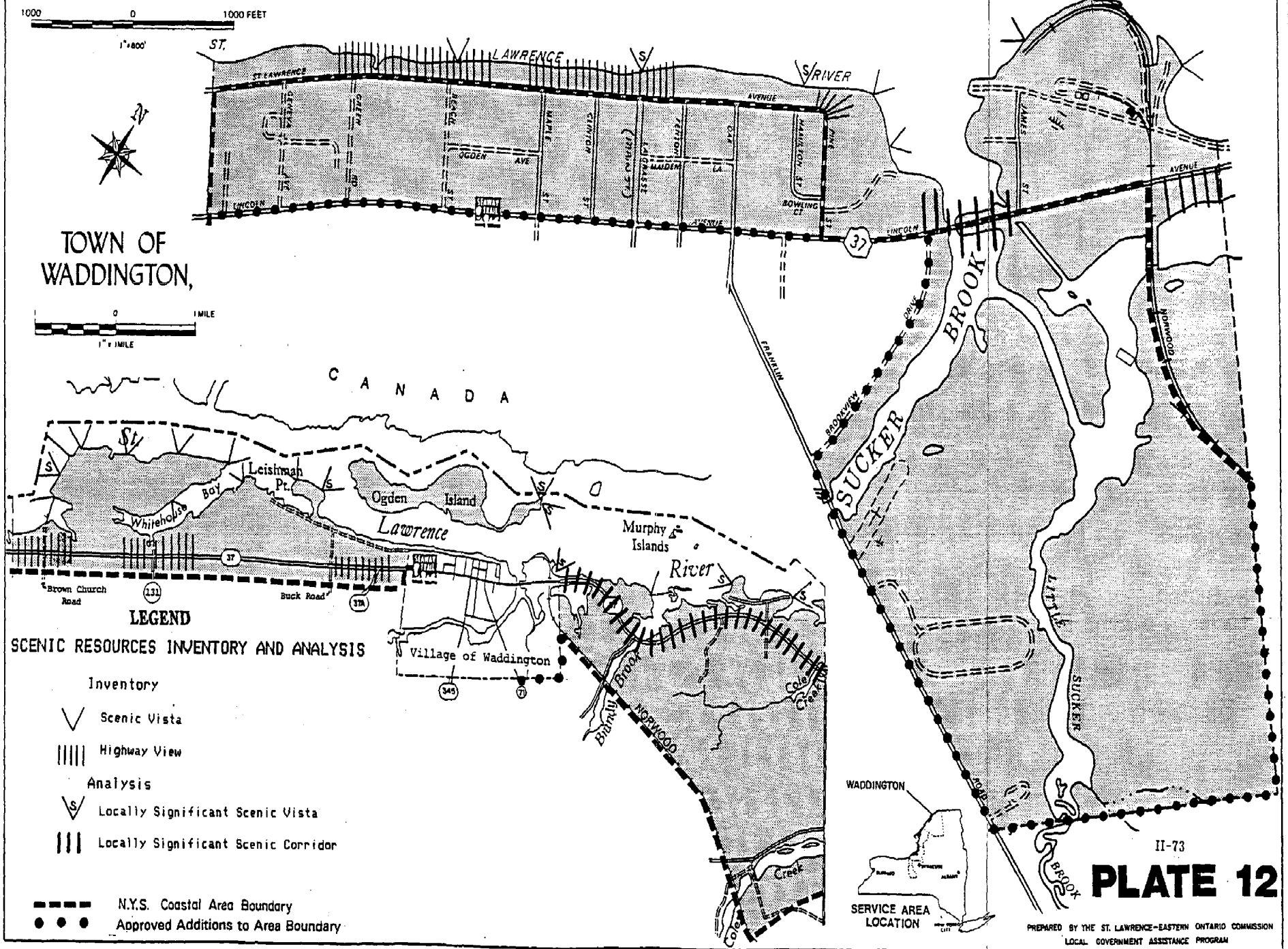

DUNDAS CO
ST LAWRENCE CO
Light
Bradford Point
Crysler Island
Shoal
ST LAWRENCE SEAWAY
PARK BDY
CANADA
UNITED STATES
Bradford Island
Gooseneck Island
Shoals
Nichols Hill Island
WILSON HILL ST
Sandpit
37
Quad: Louisville, NY-ONT
Area Name: Coles Creek
Habitat Boundary:
Page 1 of 2
N
COLES
CREEK
TOWNLINE
ROAD
WADDINGTON
Sandpit

Fig. 4

VILLAGE OF WADDINGTON



II-73

PLATE 12

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

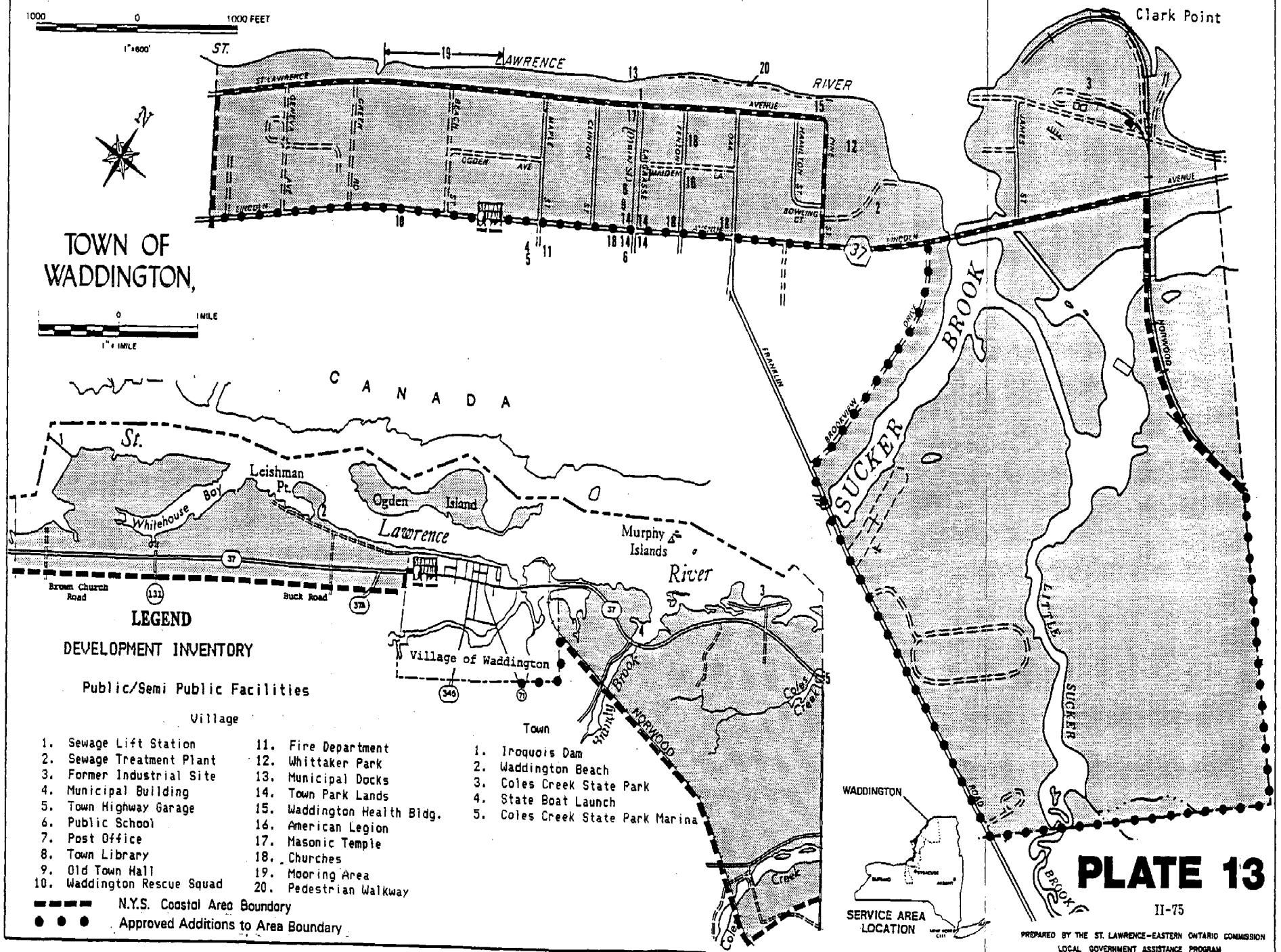
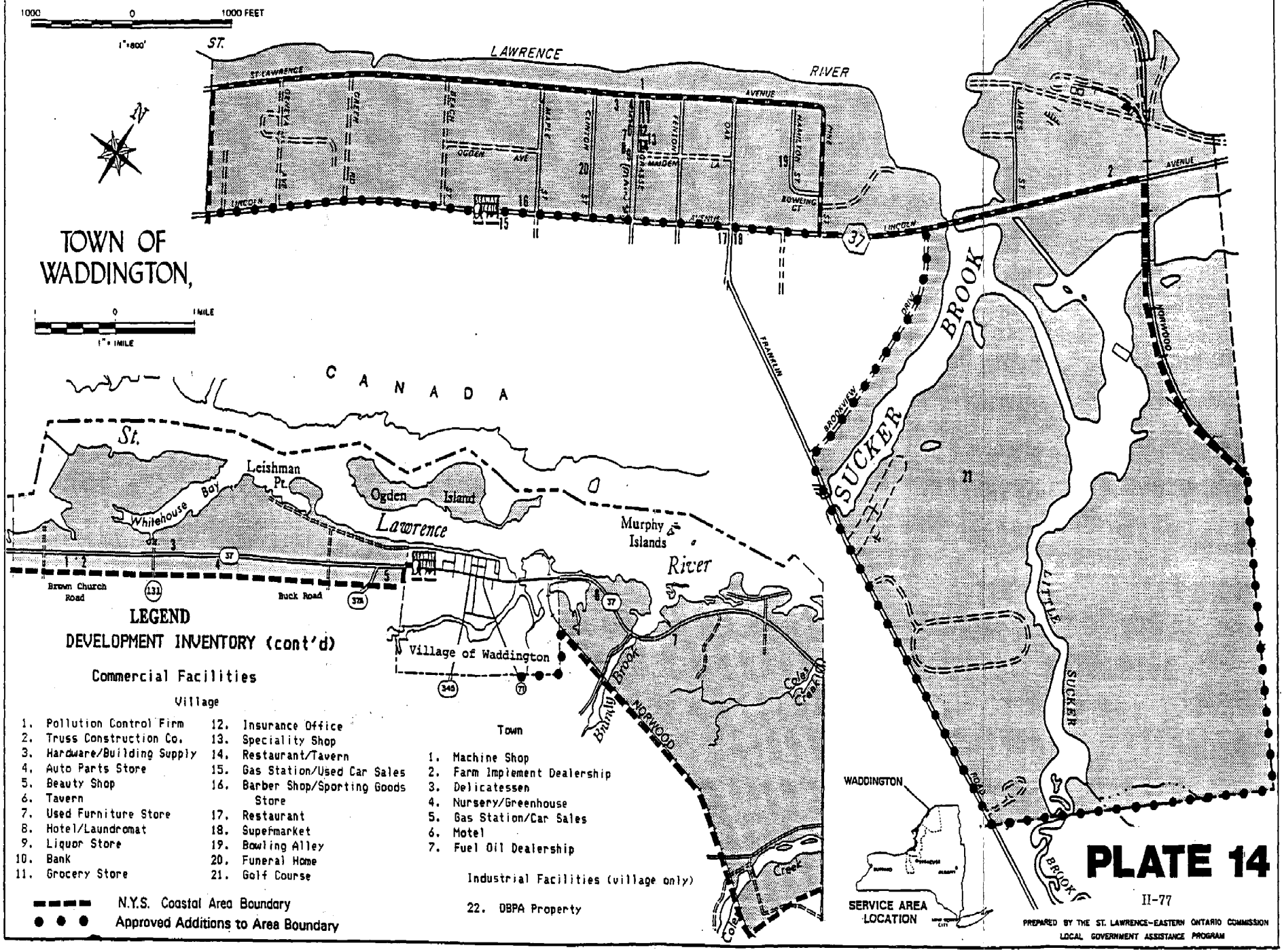


PLATE 13

II-75

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON



LEGEND

DEVELOPMENT INVENTORY (cont'd)

Commercial Facilities

Village

1. Pollution Control Firm
2. Truss Construction Co.
3. Hardware/Building Supply
4. Auto Parts Store
5. Beauty Shop
6. Tavern
7. Used Furniture Store
8. Hotel/Laundromat
9. Liquor Store
10. Bank
11. Grocery Store
12. Insurance Office
13. Speciality Shop
14. Restaurant/Tavern
15. Gas Station/Used Car Sales
16. Barber Shop/Sporting Goods Store
17. Restaurant
18. Supermarket
19. Bowling Alley
20. Funeral Home
21. Golf Course

Town

1. Machine Shop
2. Farm Implement Dealership
3. Delicatessen
4. Nursery/Greenhouse
5. Gas Station/Car Sales
6. Motel
7. Fuel Oil Dealership

Industrial Facilities (village only)

22. DBPA Property

N.Y.S. Coastal Area Boundary

Approved Additions to Area Boundary

PLATE 14

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

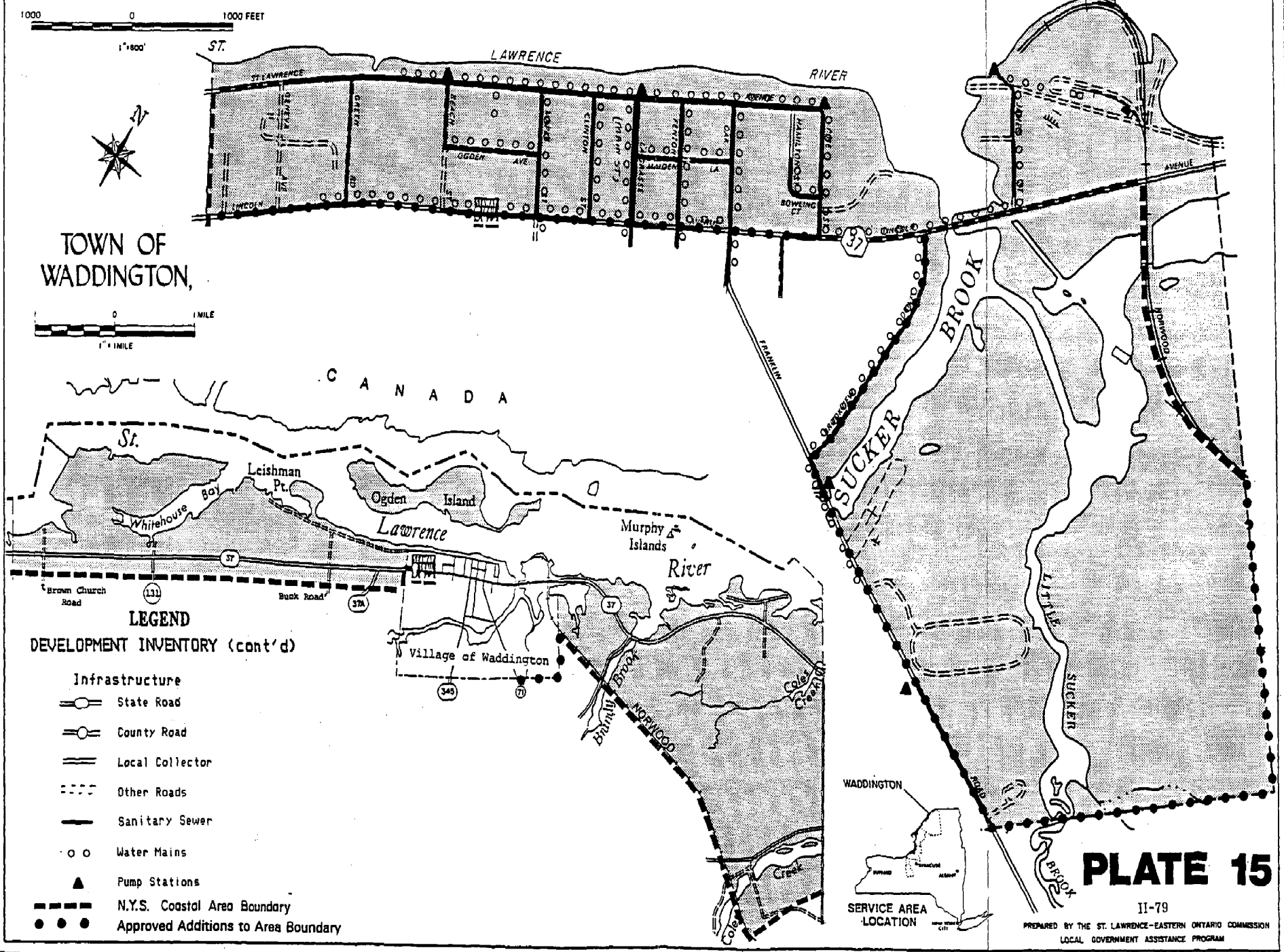


PLATE 15

II-79

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

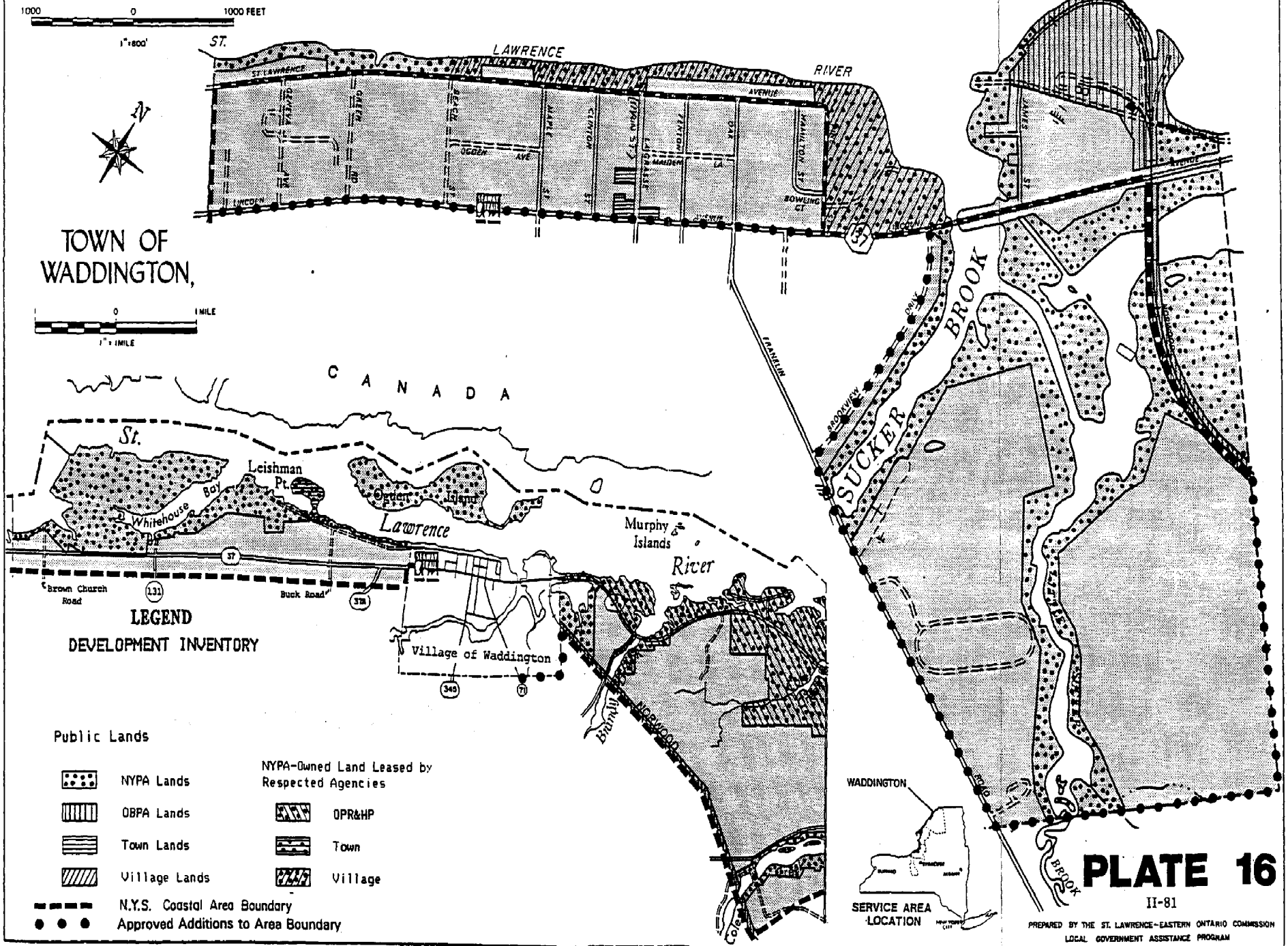

PLATE 16

II-81

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

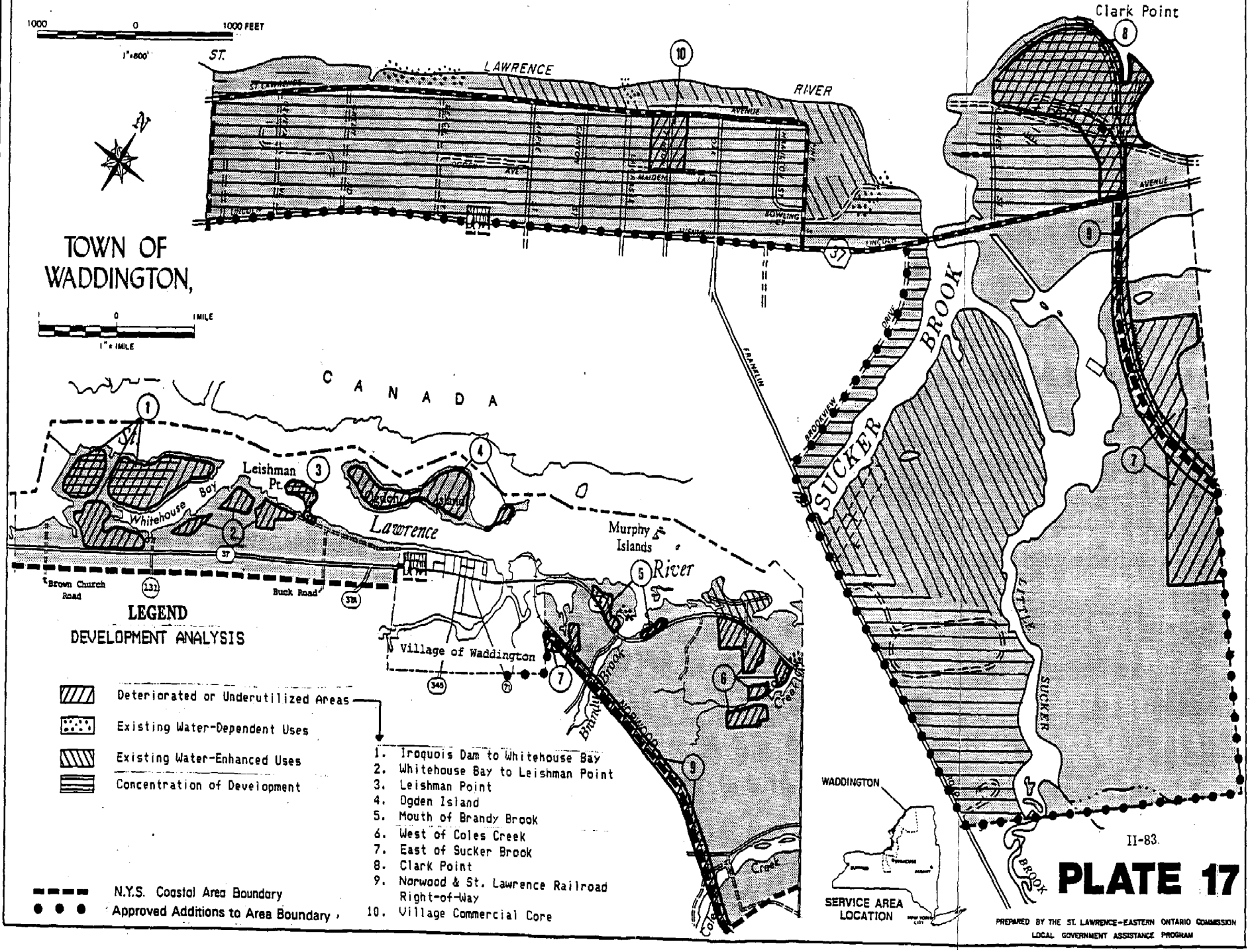
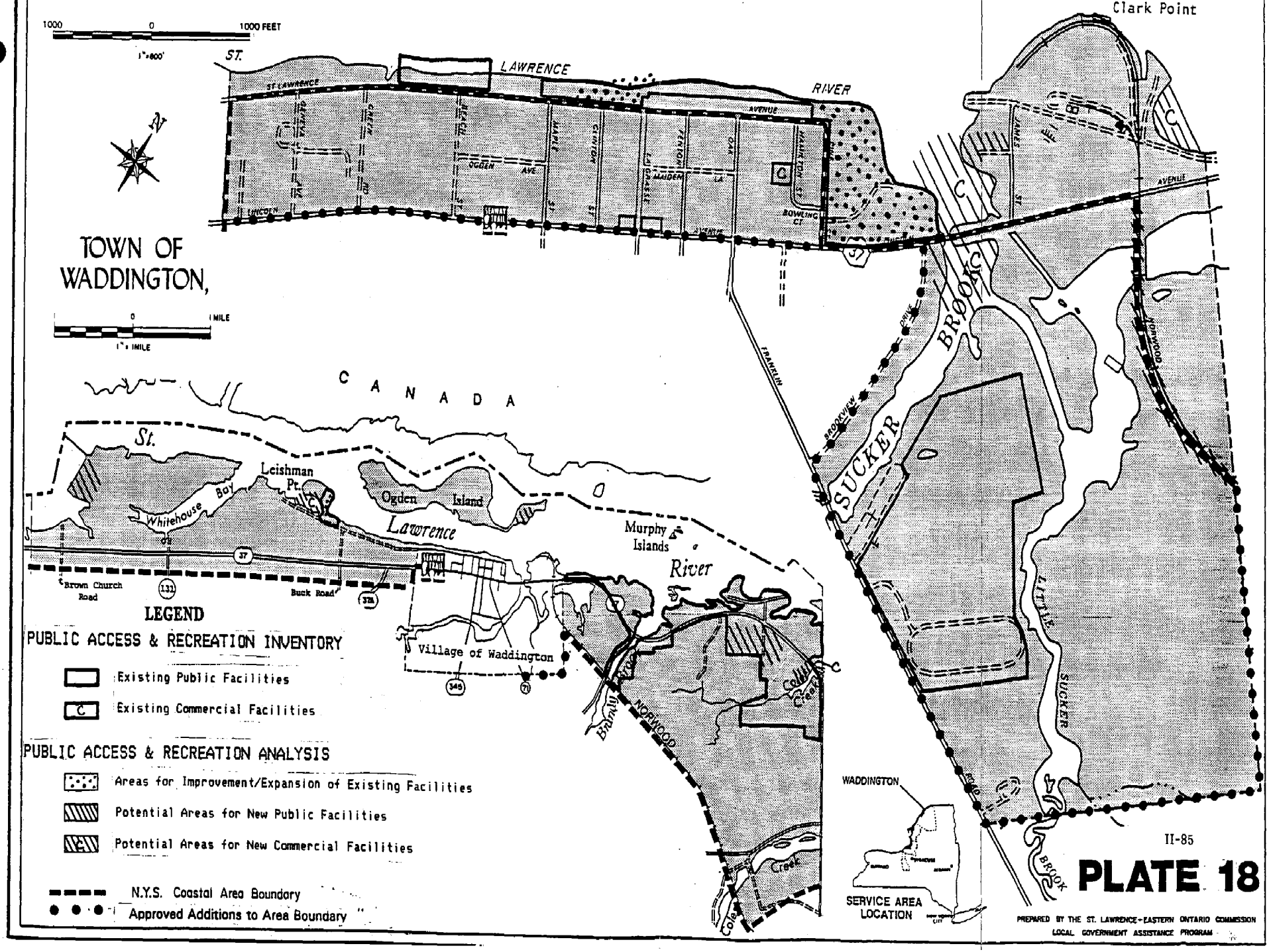


PLATE 17

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

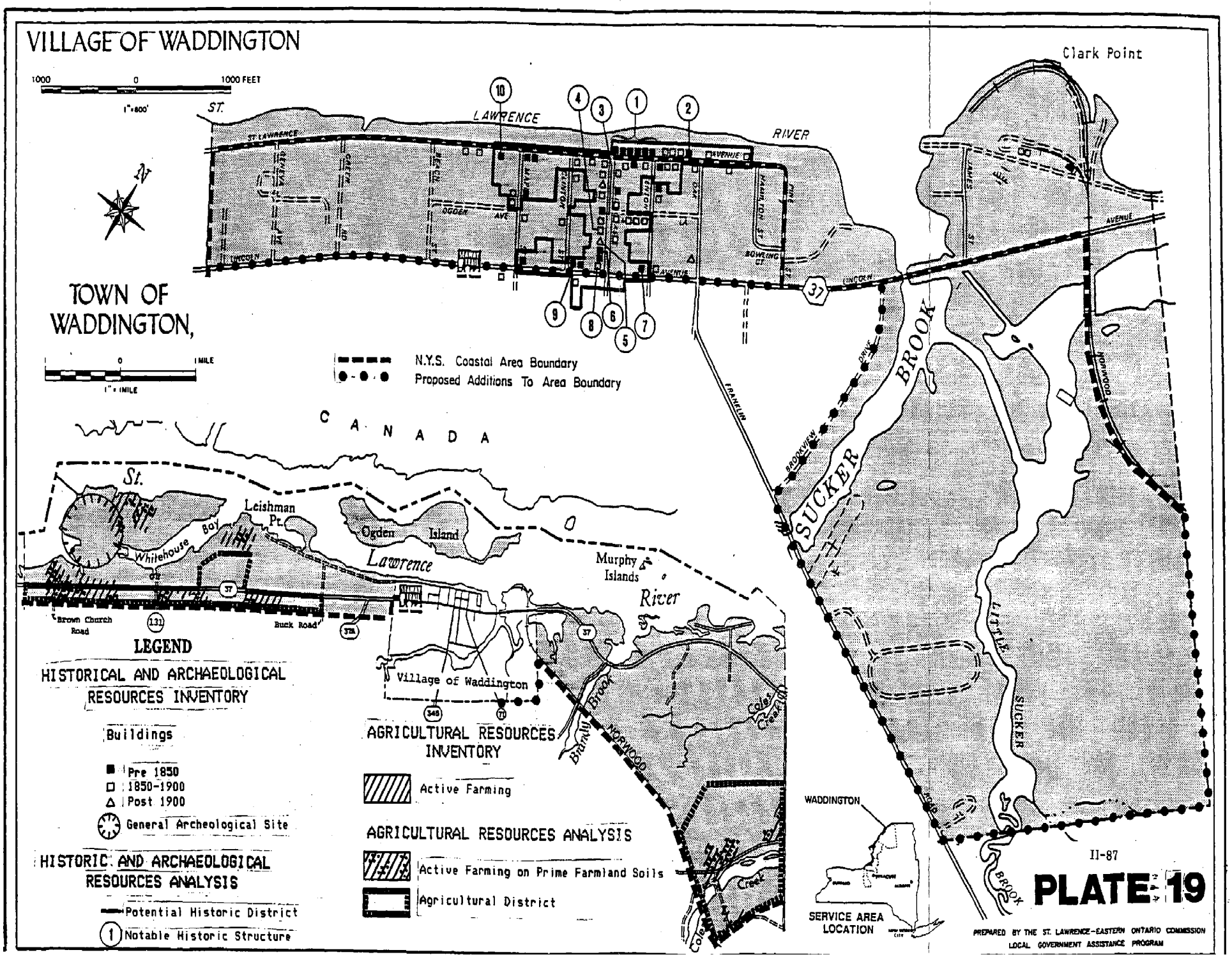
VILLAGE OF WADDINGTON



II-85

PLATE 18

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM


VILLAGE OF WADDINGTON
1000 0 1000 FEET
1"=800'
TOWN OF WADDINGTON,
0 1 MILE
1" = 1MILE
N.Y.S. Coastal Area Boundary
Proposed Additions To Area Boundary
ST. LAWRENCE RIVER
CANADA
Clark Point
SUCKER BROOK
LITTLE SUCKER BROOK
St. Lawrence River
Leishman Pt.
Ogden Island
Murphy Islands
Whitehouse Bay
Brown Church Road
Buck Road
Village of Waddington
Branly Brook
Cole Creek
WADDINGTON
SERVICE AREA LOCATION
LEGEND
HISTORICAL AND ARCHAEOLOGICAL RESOURCES INVENTORY
Buildings
Pre 1850
1850-1900
Post 1900
General Archeological Site
HISTORIC AND ARCHAEOLOGICAL RESOURCES ANALYSIS
Potential Historic District
Notable Historic Structure
AGRICULTURAL RESOURCES INVENTORY
Active Farming
AGRICULTURAL RESOURCES ANALYSIS
Active Farming on Prime Farmland Soils
Agricultural District
II-87
PLATE 19
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

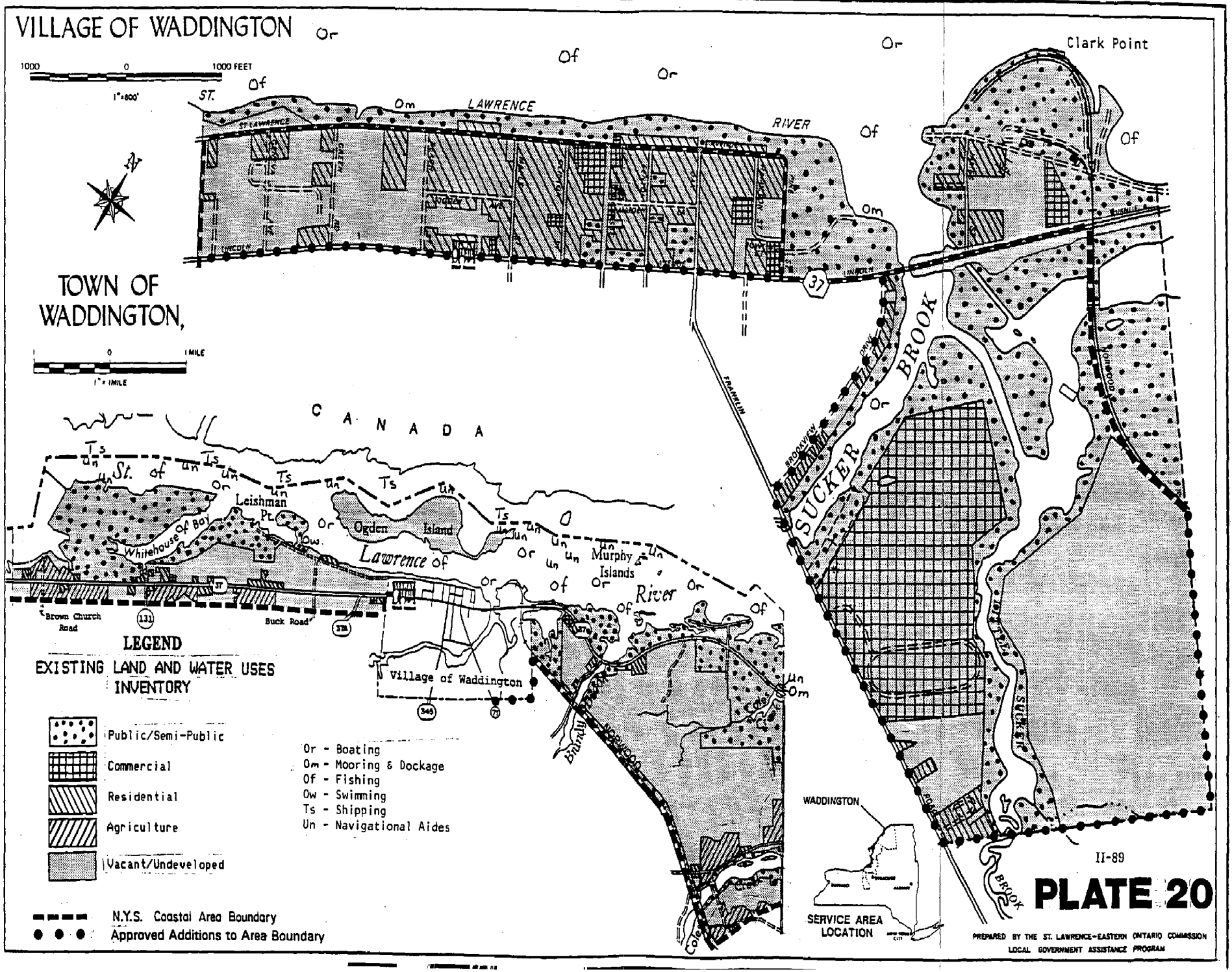
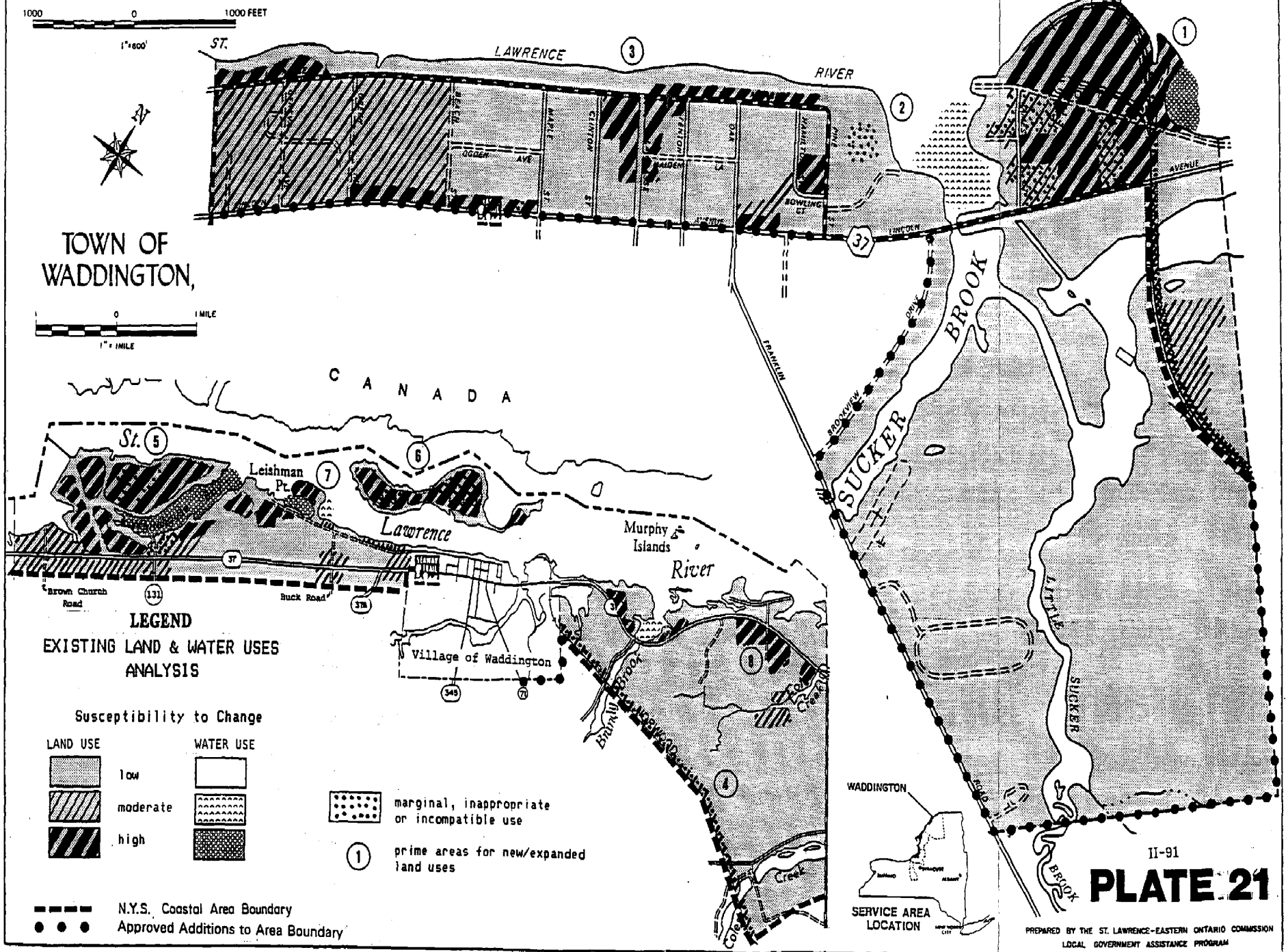


PLATE 20

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON



II-91

PLATE 21

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

SECTION III

LOCAL POLICIES AND APPLICABLE STATE POLICIES

LOCAL POLICIES AND APPLICABLE STATE POLICIES

DEVELOPMENT POLICIES

POLICY 1 **RESTORE, REVITALIZE, AND REDEVELOP DETERIORATED AND UNDERUTILIZED WATERFRONT AREAS FOR COMMERCIAL, INDUSTRIAL, CULTURAL, RECREATIONAL AND OTHER COMPATIBLE USES.**

POLICY 1A **RESTORE, REVITALIZE AND REDEVELOP THE COMMERCIAL CORE AREA OF THE VILLAGE'S WATERFRONT WITH EMPHASIS ON STABILIZING AND STRENGTHENING EXISTING BUSINESSES, IMPROVING THE COASTAL IMAGE, PRESERVING HISTORIC CHARACTER, PROMOTING WATER-ENHANCED USES AND EXPANDING LOCAL TOURISM.**

POLICY 1B **ENCOURAGE AND FACILITATE THE SALE AND SUBSEQUENT DEVELOPMENT OF UNDERUTILIZED PUBLIC LANDS WHERE SUCH LANDS:**

- **(i) ARE DETERMINED TO BE SURPLUS WITH RESPECT TO FORESEEABLE PUBLIC NEEDS;**
- **(ii) DO NOT WARRANT PRESERVATION AS A MEANS OF PROTECTING SIGNIFICANT COASTAL RESOURCES;**
- **(iii) CAN BE DEVELOPED WITH APPROPRIATE LAND USES IN VIEW OF DEVELOPMENT LIMITATIONS, NATURAL RESOURCE SENSITI-VITY,COMMUNITY CHARACTER AND LONGER TERM OBJECTIVES FOR PLANNING AND ECONOMIC GROWTH;**
- **(iv) SUITABLE PUBLIC LANDS SHOULD NOT BE ALIENATED WITHOUT RESERVATIONS FOR PUBLIC ACCESS EASEMENTS ALONG THE SHORELINE.**

Explanation of Policy (Ref: Plates 13-17)

All government agencies must ensure that their actions further the revitalization of waterfront areas within the Town of Waddington and Village of Waddington. The transfer or purchase of property; the construction of a building, park, road or other infrastructure; and the provision of tax incentives to businesses are examples of governmental means for spurring waterfront revitalization. When such actions are proposed, they must be analyzed to determine if they would contribute to or adversely affect the Town's or Village's waterfront revitalization efforts.

Such efforts must be recognized as the most effective means of encouraging economic growth in formerly dynamic areas of these communities.

While Policy 1 reflects the general aim of revitalizing and restoring all deteriorated and underutilized areas of the waterfront, Policies 1A and 1B are more specific. They target local revitalization efforts toward the Village's commercial core area at LaGrasse Street and St. Lawrence Avenue, the vacant property of the Ogdensburg Bridge and Port Authority (OBPA) on Clark Point and various holdings of the New York Power Authority (NYPA) which are not needed for flood control as part of maintaining the Lake St. Lawrence "power pool".

The Village and Town have the primary responsibility for implementing the actual development and redevelopment aspects of these policies through municipal planning and land use regulation measures and local efforts to induce economic growth. Local implementation, however, will rest substantially upon the extent and appropriateness of land disposition by NYPA and OBPA and the roles played by other local, State and Federal agencies during the sale and subsequent development of surplus lands.

Therefore, in furtherance of these revitalization policies, government agencies must consider all other pertinent policies in this program. Particular emphasis is required for those development policies aimed at facilitating the siting of water dependent uses, guiding development to areas with adequate infrastructure and public services, and simplifying permit procedures. (See Policies 2, 2A, 2B and 6).

The following guidelines are to be used in assessing proposed government actions affecting local waterfront revitalization in general and in the specific target areas:

1. Priority should be given to water-dependent and water-enhanced uses which will offer employment opportunities, improve coastal image and expand tourism.

2. The actions should enhance existing and anticipated uses by:

    a. improving deteriorated conditions, if present, on the site subject to the action;

    b. providing for development of the site in a manner compatible with the character of the area in terms of scale, architectural style, density and intensity of use;

    c. serving as catalysts to private investment or reinvestment in both the subject site as well as other deteriorated or underutilized sites nearby;

    d. improving adjacent and upland views of the water; and

    e. at a minimum, not causing deterioration, imposing obstacles to other public or private revitalization initiatives in the area, or affecting important views in a detrimental manner.

f. ensure the maintenance of appropriate public access.

3. The actions should have the potential to:

   a. improve opportunities for multiple use of the site, when appropriate;

   b. benefit the local economic base; and

   c. at a minimum, not jeopardize that base.

4. The action should generally satisfy the guidelines of other applicable policies set forth in this program.

5. If the action is proposed to take place outside of a deteriorated and/or underutilized waterfront area suitable for redevelopment and is either within the Town, Village or an adjacent coastal community, the agency proposing the action must first determine if it is feasible to take the action within the deteriorated and/or underutilized waterfront in question. If such an action is feasible, the agency should give strong consideration to taking the action in that area. If not feasible, the agency must take the appropriate steps to ensure that the action does not cause further deterioration of that area.

POLICY 2 **FACILITATE THE SITING OF WATER-DEPENDENT USES AND FACILITIES ON OR ADJACENT TO COASTAL WATERS.**

POLICY 2A **FACILITATE AND PROMOTE THE EXPANSION AND NEW LOCATION OF WATER-ENHANCED BUSINESSES IN THE VILLAGE'S COMMERCIAL CORE AREA.**

Explanation of Policy (Ref: Plates 15 and 17)

There is a finite amount of waterfront space available for development purposes in the State's coastal area. Consequently, while the demand for any given piece of property will fluctuate in response to varying economic and social conditions, on a statewide basis the only reasonable expectation is that long term demand for waterfront space will intensify.

Public control of the shorelands along Lake St. Lawrence -- by the New York Power Authority (NYPA) to protect the "power pool", by the Thousand Island State Park Commission for Coles Creek State Park and by the Ogdensburg Bridge and Port Authority (OBPA) for potential port development -- has virtually ruled out private development on or near the shoreline in the local waterfront area. With no developable shoreland available, there could be no competition for space.

However, recent reevaluation of flood control needs by NYPA has resulted in substantial shoreland acreage being identified as surplus. The proposed marketing and sale of such acreage

will invite private development and, ultimately, competition for newly available waterfront space.

The traditional method of land allocation, i.e., the real estate market, with or without local land use controls, offers little assurance that uses which require waterfront sites will, in fact, have access to coastal waters. To ensure such "water-dependent" uses can continue to be accommodated within the local water-front area, government agencies will avoid undertaking, funding or otherwise approving non-water dependent uses when such uses would preempt the reasonably foreseeable development of water-dependent uses; furthermore government agencies will utilize appropriate existing programs to encourage water-dependent activities.

The following uses and facilities are considered as water-dependent:

1. Uses which depend on the utilization of resources found in coastal waters (for example: fishing);

2. Recreational activities which depend on access to coastal waters (for example: swimming, fishing, boating, wildlife viewing);

3. Uses involved in the sea/land transfer of goods (for example: docks, loading areas, pipelines, short- and long-term storage facilities;

4. Structures needed for navigational purposes (for example: dams and lighthouses);

5. Flood and erosion protection structures (for example: breakwaters and bulkheads);

6. Facilities needed to store and service boats and ships (for example: marinas, boat repair, boat construction yards);

7. Uses requiring large quantities of water for processing and cooling purposes (for example: hydroelectric power plants);

8. Scientific/educational activities which, by their nature, require access to coastal waters (for example: water resource nature centers); and

9. Support facilities which are necessary for the successful functioning of permitted water-dependent uses (for example: parking lots, snack bars, first-aid stations, short-term storage facilities). Though these uses must be near the given water-dependent uses they should, as much as possible, be sited inland from the water-dependent use rather than on the shore.

In addition to water-dependent uses, uses which are enhanced by a waterfront location should be encouraged to locate along the shore, though not at the expense of water-dependent uses. A water-enhanced use is defined as a use that has no critical dependence on obtaining a waterfront

location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront (e.g., restaurants, hotels and other tourist accommodations).

The Town and Village will facilitate the location and expansion of water-dependent uses in its waterfront with particular emphasis on those which will contribute to local revitalization efforts and tourism development. Uses to be facilitated include marinas, boat repair or service facilities, bait and tackle shops, public boat launches and docks, fishing charter boat operations and other marine-related businesses (salvage, dredging, construction, etc.). Within the Village's waterfront area, the primary areas targeted for such use are Clark Point, the mouth of Sucker Brook, near the municipal docks north of St. Lawrence Avenue and the short stretch of shoreline between Beach Street and Green Road. Water-dependent uses will be encouraged within the Town's waterfront area on NYPA shorelands where lease agreements might allow private marina and marine-related commercial facilities direct use of the shoreline in order to enhance the potential for restaurants, resorts and other water-enhanced uses on adjacent surplus lands further from the water's edge. This approach to facilitate private water-dependent uses would be suited to shorelines near Leishman Point, at the mouth of Brandy Brook and on Ogden Island. In the event that future investigation rules out possible muskellunge spawning and nursery area in Whitehouse Bay, the bay's shoreline would logically be a target for water-dependent uses.

Water-enhanced uses will be encouraged in the Village's commercial core area, on the surplus (non-shoreline) NYPA lands and on Clark Point. Such uses include restaurants, tourist accommodations, gift shops and other resort and commercial recreation facilities.

As in the target areas noted above, the selection of other sites where water-dependent uses will be encouraged and facilitated shall adhere to the following guidelines:

1. Competition for space -- competition for space or the potential for it, should be indicated before any given site is promoted for water-dependent uses. The intent is to match water-dependent uses with suitable locations and thereby reduce any conflicts between competing uses that might arise. Not just any site suitable for development should be chosen as a water-dependent use area. The choice of a site should be made with some meaningful impact on the real estate market anticipated. The anticipated impact could either be one of increased protection to existing water-dependent activities or else the encouragement of water-dependent development.

2. In-place facilities and services -- most water-dependent uses, if they are to function effectively, will require basic public facilities and services. In selecting appropriate areas for water-dependent uses, consideration should be given to the following factors: the availability of public sewer and water services; ability to accommodate parking and necessary storage; and the accessibility of the site via existing streets.

3. Access to navigational channels -- if commercial shipping, commercial fishing, or recreational boating are planned, the locality should consider setting aside a site, within

a sheltered harbor, from which access to adequately sized navigation channels would be assured.

4. Compatibility with adjacent uses and the protection of other coastal resources -- water-dependent uses should be located so that they enhance, or at least do not detract from, the surrounding community. Consideration should also be given to such factors as the protection of nearby residential areas from odors, noise and traffic. Affirmative approaches should also be employed so that water-dependent uses and adjacent uses can serve to complement one another. For example, a recreation-oriented water-dependent use area could be sited in an area already oriented towards tourism. Clearly, a marina, fishing pier or swimming area would enhance, and in turn be enhanced by, nearby restaurants, motels and other non-water-oriented tourist activities. Water-dependent uses must also be sited so as to avoid adverse impacts on the significant coastal resources.

5. Preference to underutilized sites -- the promotion of water-dependent uses should serve to foster development as a result of the capital programming, permit expediting, and other State and local actions that will be used to promote the site. Nowhere is such a stimulus needed more than in those portions of the Village and Town waterfront areas which are currently underutilized.

6. Providing for expansion -- a primary objective of the policy is to create a process by which water-dependent uses can be accommodated well into the future. State agencies, the Town and the Village should therefore give consideration to long-term space needs and, where practicable, accommodate future demand by identifying more land than is needed in the present.

In promoting water-dependent uses, all government agencies should favor them in terms of capital programming, leasing arrangements of publicly owned land, abatement of property taxes, loan guarantees, low interest loans, economic development strategies and permitting procedures. The Town and Village will develop and maintain a list of suitable sites available for non-water dependent uses to assist developers seeking alternative sites for their proposed uses.

POLICY 3 **FURTHER DEVELOP THE STATE'S MAJOR PORTS OF ALBANY, BUFFALO, NEW YORK, OGDENSBURG AND OSWEGO AS CENTERS OF COMMERCE AND INDUSTRY, AND ENCOURAGE THE SITING, IN THESE PORT AREAS, INCLUDING THOSE UNDER THE JURISDICTION OF STATE PUBLIC AUTHORITIES, OF LAND USE AND DEVELOPMENT WHICH IS ESSENTIAL TO, OR IN SUPPORT OF, THE WATERBORNE TRANSPORTATION OF CARGO AND PEOPLE.**

Not Applicable. The Village/Town of Waddington is not a major port of New York State.

POLICY 4 **STRENGTHEN THE ECONOMIC BASE OF SMALLER HARBOR**

AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

Not Applicable. The Village/Town of Waddington waterfront does not contain any small harbor area.

POLICY 5 **ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE.**

POLICY 5A **MAINTAIN, AND WHERE NECESSARY, IMPROVE INFRASTRUCTURE AND SERVICES IN THOSE WATERFRONT AREAS WITH THE PRINCIPAL CONCENTRATIONS OF COMMERCIAL AND YEAR-ROUND RESIDENTIAL USES.**

POLICY 5B **ALLOW SELF-SUFFICIENT DEVELOPMENT "PACKAGES" IN AREAS WHICH LACK PUBLIC SEWER AND WATER SYSTEMS BUT OFFER SUBSTANTIAL OPPORTUNITIES FOR ECONOMIC DEVELOPMENT, HAVE MANAGEABLE DEVELOPMENT LIMITATIONS AND CAN BE USED FOR BENEFICIAL USES WITHOUT DEGRADING SIGNIFICANT COASTAL RESOURCES.**

POLICY 5C **DISCOURAGE THE DEVELOPMENT OF USES WHICH, BY REASON OF THEIR DEMAND FOR NEW COMMUNITY SERVICES AND FACILITIES OR THEIR IMPOSITION OF BURDENS ON EXISTING SERVICES AND FACILITIES, WOULD REQUIRE DISPROPORTIONATE PUBLIC COSTS IN COMPARISON TO PUBLIC BENEFITS.**

Explanation of Policy. (Ref: Plates 13, 15 and 17) The governing bodies of the Town and Village can guide and direct the pattern of development in the waterfront by use of their construction, taxing, funding and regulatory powers. Whenever it is feasible, these powers will be used to foster development within, contiguous to or in close proximity to existing areas of concentrated development where adequate infrastructure and public services exist or are planned to be made available with reasonable assurances. Measures to concentrate new development will give due consideration to development limiting factors such as bedrock, soil condition, slope, flood hazard, erosion potential, community character and sensitive environmental areas.

Within the Village, efforts to concentrate development must be paralleled by the maintenance and improvement of existing infrastructure which otherwise will be subject to deterioration and declining level of service. Measures to protect and prolong the useful life of existing streets, sewers, water lines and other infrastructure will be given high priority.

Portions of the New York Power Authority's surplus lands in the western waterfront would be suited to moderate concentrations of development provided such development were essentially self-sufficient with respect to water supply and sewage disposal and roads were built to Town standard and offered for dedication. To insure self-sufficiency, development proposals would need to be considered as unified packages, i.e., planned unit developments or cluster subdivisions.

In other areas of the waterfront, inaccessibility; greater environmental sensitivity; smaller and less suitable parcels of surplus land; and aesthetic concerns are likely to rule out any concentrations of development by way of unified, self-sufficient packages. The public costs of providing community services and infrastructure would undoubtedly outweigh the public benefits. Low density, dispersed develop-ment would be appropriate in such areas.

For any action that would result in large scale development or an action which would facilitate or serve future development, determination shall be made as to whether the action is within, contiguous to, or in close proximity to an area of concentrated development where infrastructure and public services are adequate.

The following guidelines shall be used in making that determination.

1. Cities, built-up suburban Towns and Villages, and rural Villages in the coastal area are generally areas of concentrated development where infrastructure and public services are adequate.

2. Other locations in the coastal area may also be suitable for development, if three or more of the following conditions prevail:

    a) Population density of the area surrounding or adjacent to the proposed site exceeds 1,000 persons per square mile;

    b) Fewer than 50% of the buildable sites (i.e., sites meeting lot area requirements under existing local zoning regulations) within 1 mile radius of the proposed site are vacant;

    c) Proposed site is served by or is near to public or private sewer and water lines;

    d) Public transportation service is available within 1 mile of the proposed site;

    e) A significant concentration of commercial and/or industrial activity is within one-half mile of the proposed site.

3. The following points shall be considered in assessing the adequacy of an area's infrastructure and public services:

a) Streets and highways serving the proposed site can safely accommodate the peak traffic generated by the proposed land development;

b) Development's water needs (consumptive and fire fighting) can be met by the existing water supply system;

c) Sewage disposal system can accommodate the wastes generated by the development;

d) Energy needs of the proposed land development can be accommodated by existing utility systems;

e) Stormwater runoff from the proposed site can be accommodated by on-site and/or off-site facilities; and

f) Schools, police and fire protection, and health and social services are adequate to meet the needs of the population expected to live, work, shop, or conduct business in the area as a result of the development.

It is recognized that certain forms of development may and/or should occur at locations which are not within or near areas of concentrated development. Thus, this coastal development policy does not apply to the following types of development projects and activities.

-- Economic activities which depend upon sites at or near locations where natural resources are present, e.g., lumber industry, quarries.

-- Development which is designed to be a self-contained activity, e.g., a small college, an academic or religious retreat.

-- Water-dependent uses with site requirements not compatible with this policy or when alternative sites are not available.

-- Uses and/or activities which because of public safety consideration should be located away from populous areas.

-- Rehabilitation or restoration of existing structures and facilities.

-- Development projects which are essential to the construction and/or operation of the above uses and activities.

In certain areas where development is encouraged by these policies, the condition of existing public water and sewage infrastructure and other services may necessitate improvements. Those State and federal agencies charged with allocating funds for investments in public services and

water and sewer facilities should give high priority to the needs of such areas so that full advantage may be taken of the array of their other infrastructure components in promoting waterfront revitalization.

POLICY 6 **EXPEDITE PERMIT PROCEDURES IN ORDER TO FACILITATE THE SITING OF DEVELOPMENT ACTIVITIES AT SUITABLE LOCATIONS.**

Explanation of Policy

For specific types of development activities and, in areas suitable for such development, the Town and Village will make every reasonable effort to coordinate and expedite local permit procedures and regulatory activities as long as the integrity of the regulatory objectives is not jeopardized. Nevertheless, the Town and Village efforts in expediting permit procedures are part of a much larger system for regulating development, which also includes county, state and federal government agencies. Regulatory programs and procedures should be coordinated and synchronized between all levels of government and, if necessary, legislative and/or programmatic changes will be recommended from the local level.

POLICY 7 **SIGNIFICANT COASTAL FISH AND WILDLIFE HABITATS, AS DESIGNATED PURSUANT TO PART 602, NYCRR, WILL BE PROTECTED, PRESERVED AND, WHERE PRACTICAL, RESTORED SO AS TO MAINTAIN THEIR VIABILITY AS HABITATS.**

Explanation of Policy

Habitat protection is recognized as fundamental to assuring the survival of fish and wildlife populations. Certain habitats are particularly critical to the maintenance of a given population and therefore merit special protection. Such habitats exhibit one or more of the following characteristics: (1) are essential to the survival of a large portion of a particular fish or wildlife population (e.g., feeding grounds, nursery areas); (2) support populations of rare and endangered species; (3) are found at a very low frequency within a coastal region; (4) support fish and wildlife populations having significant commercial and/or recreational value; and (5) would be difficult or impossible to replace.

In order to protect and preserve a significant habitat, land and water uses or development shall not be undertaken if such actions destroy or significantly impair the viability of an area as a habitat. When the action significantly reduces a vital resource (e.g., food, shelter, living space) or changes environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism, then the action would be considered to "significantly impair" the habitat. Indicators of a significantly impaired habitat may include: reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality.

The range of generic activities most likely to affect significant coastal fish and wildlife habitats include but are not limited to the following:

1. Draining wetlands, ponds: Cause changes in vegetation, or changes in groundwater and surface water hydrology.

2. Filling wetlands, shallow areas of streams, lakes, bays, estuaries: May change physical character of substrate (e.g., sandy to muddy, or smother vegetation, alter surface water hydrology).

3. Grading land: Results in vegetation removal, increased surface runoff, or increase soil erosion and downstream sedimentation.

4. Clear cutting: May cause loss of vegetative cover, increase fluctuations in amount of surface runoff, or increase streambed scouring, soil erosion, sediment deposition.

5. Dredging or excavation: May cause change in substrate composition, possible release of contaminants otherwise stored in sediments, removal of aquatic vegetation, or change circulation patterns and sediment transport mechanisms.

6. Dredge spoil disposal: May induce shoaling of littoral areas, or change circulation patterns.

7. Physical alteration of shore areas through channelization or construction of shore structure: May change volume and rate of flow or increased scouring, sedimentation.

8. Introduction, storage or disposal of pollutants such as chemical, petrochemical, solid wastes, nuclear wastes, toxic material pesticide, sewage effluent, urban and rural runoff, leachate of hazardous and toxic substances stored in landfills: May cause increased mortality or sublethal effects on organisms, alter their reproductive capabilities, or reduce their value as food organisms.

The range of physical, biological and chemical parameters which should be considered include but are not limited to the following:

1. Physical parameters such as: Living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (loss of littoral zone), morphology, substrate type, vegetation, structure, erosion and sedimentation rates.

2. Biological parameters such as: Community structure, food chain relationships, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, behavioral patterns, and migratory patterns.

3. Chemical parameters such as: Dissolved oxygen, carbon dioxide, ph, dissolved solids,

nutrients, organics, salinity, pollutants (heavy metals, toxic and hazardous materials).

When a proposed action is likely to alter any of the biological, physical or chemical parameters as described in the narrative beyond the tolerance range of the organisms occupying the habitat, the viability of that habitat has been significantly impaired or destroyed. Such action, therefore, would be inconsistent with the above policy.

POLICY 7A **NAVIGATION LIGHT 91 SHALL BE PROTECTED, PRESERVED AND, WHERE PRACTICABLE, RESTORED SO AS TO MAINTAIN ITS VIABILITY AS A SIGNIFICANT COASTAL FISH AND WILDLIFE HABITAT.**

Explanation of Policy (Ref: Plates 10 and 11, Figure 2).

Navigation Light 91, a locally important Coastal Fish and Wildlife Habitat, has been proposed for designation as a State Significant Coastal Fish and Wildlife Habitat. As one of a series of St. Lawrence River navigation lights serving as significant nesting sites for Common terns (a threatened species), Navigation Light 91 has been assessed as a valuable habitat. The protection, preservation and management of this habitat is critical to the survival of Common terns in this region.

Colonial bird species nesting on man-made structures in the St. Lawrence River are highly vulnerable to disturbance from mid-April through July. Significant human activity (e.g., boat-landing, fishing, or maintenance) on or around occupied sites could eliminate tern colonies from the St. Lawrence Navigation Lights, and should be minimized during this period. Annual or permanent posting of these structures should be provided to help protect the nesting bird species. Habitat management activities, such as manipulation of surface substrates, control of avian predation or competition, and establishment of additional nesting colonies in the vicinity, may be desirable or necessary in the future to ensure the survival of common tern populations along the St. Lawrence River. Other navigation structures in the river should be monitored or enhanced for use by common terns, as part of an overall management program for these bird populations.

POLICY 7B **BETWEEN ITS MOUTH AND COUNTY ROUTE 71, BRANDY BROOK SHALL BE PROTECTED, PRESERVED AND, WHERE PRACTICAL, RESTORED TO MAINTAIN AND ENHANCE ITS VIABILITY AS A SIGNIFICANT COASTAL FISH AND WILDLIFE HABITAT.**

POLICY 7C **NORTH OF NY ROUTE 37, COLES CREEK SHALL BE PROTECTED, PRESERVED AND, WHERE PRACTICAL, RESTORED TO MAINTAIN AND ENHANCE ITS LIABILITY AS A SIGNIFICANT COASTAL FISH AND WILDLIFE HABITAT.**

Explanation of Policies. (Ref: Plates 10 and 11, Figures 3 and 4).

Brandy Brook and Coles Creek both locally important Coastal Fish and Wildlife Habitats, have been proposed for designation as Significant Coastal Fish and Wildlife Habitats. Brandy Brook and Coles Creek represent two of the largest areas of sheltered shallow water habitat along the St. Lawrence County shoreline. Productive littoral zones, freshwater inflows, extensive beds of submergent and emergent vegetation, shoreline wetland areas and undeveloped adjacent uplands provide areas assessed as significant for the abundance and diversity of fish and wildlife species they support. Brandy Brook is a potential site for Walleye spawning. Coles Creek, with water levels stabilized by a low dam, is one of the most productive fisheries habitats on the St. Lawrence River.

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Brandy Brook or Coles Creek could adversely affect a variety of fish and wildlife species. Discharges of sewage or storm water runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in these areas. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in both creeks, and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of these areas, through dredging, filling, construction of roads, waste disposal, or motorboat access development, could reduce their values to fish and wildlife. Channel modification in free-flowing segments above the impoundment on Coles Creek would result in a direct loss of valuable habitat area. However, habitat management activities, including water level management, may be designed to maintain or enhance populations of certain fish and wildlife species. Any significant disturbances of Brandy Brook would be especially detrimental during fish spawning and nursery periods (March-July for most species). Barriers to fish migration in these creeks, whether physical or chemical, could have significant effects on fish populations within the creeks as well as in Lake St. Lawrence. Existing areas of natural vegetation bordering these creeks should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to reduce upstream disturbance by agricultural activities, especially grazing, through fencing and restoration of riparian vegetation. Development of additional public access may be desirable to increase compatible human uses of either creek, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

POLICY 7D **FISH AND WILDLIFE HABITATS IN THE VICINITY OF WHITEHOUSE BAY, OGDEN ISLAND, SUCKER BROOK, THE MURPHY ISLANDS AND COLES CREEK STATE PARK SHALL BE GIVEN ADEQUATE PROTECTION TO MAINTAIN THEIR VIABILITY AS LOCALLY SIGNIFICANT HABITAT AREAS.**

Explanation of Policy. (Ref: Plates 10 and 11)

Although less productive than Brandy Brook and Coles Creek, these habitat areas have local

significance for their recreation and tourism values. Whitehouse Bay also is important as a potential Muskellunge spawning and nursery area. Proposed public or private actions within or near these habitat areas shall be undertaken in a manner which will avoid or mitigate significant impacts on their continued viability as locally significant habitats. The guidelines for Policy 7 shall be considered generally applicable to land use and development decision-making involving these habitats.

POLICY 7E **THE EASTERN FOREST/WETLANDS AREA HAS POTENTIAL LOCAL SIGNIFICANCE AS A WILDLIFE HABITAT. ACCORDINGLY, MAJOR CLEARING AND EXTENSIVE DEVELOPMENT ACTIVITIES SHALL BE DISCOURAGED THERE UNTIL THE AREA'S SIGNIFICANCE HAS BEEN ASCERTAINED.**

Explanation of Policy. (Ref: Plates 10 and 11)

This remote and undeveloped area of the Town's waterfront is likely to have local significance for recreation and tourism. Documentation for the variety and abundance of wildlife species there is not presently available. Therefore, large scale clear cutting will be avoided and land use activities will be generally limited in density and intensity.

POLICY 8 **PROTECT FISH AND WILDLIFE RESOURCES IN THE COASTAL AREA FROM THE INTRODUCTION OF HAZARDOUS WASTES AND OTHER POLLUTANTS WHICH BIOACCUMULATE IN THE FOOD CHAIN OR WHICH CAUSE SIGNIFICANT SUBLETHAL OR LETHAL EFFECTS ON THOSE RESOURCES.**

Explanation of Policy. (Ref: Plates 4, 20, 11 and Figures 2, 3 & 4)

Hazardous wastes are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law (S27-0901 (3) as "waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible illness; or (2) pose as substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed." A list of hazardous wastes has been adopted by (6 NYCRR Part 371).

The handling (storage, transport, treatment and disposal) of the materials included on this list is being strictly regulated in New York State to prevent their entry or introduction into the environment, particularly into the State's air, land and waters. Such controls should effectively minimize possible contamination of and bio-accumulation in the State's coastal fish and wildlife resources at levels that cause mortality or create physiological and behavioral disorders.

Other pollutants are those conventional wastes, generated from point and non-point sources, and

not identified as hazardous wastes but controlled through other State laws. All public agencies must consider the absence of sanitary sewers in the Town's waterfront and the extent of soils poorly suited to the use of septic systems there as constraints to intensive development in the vicinity of identified fish and wildlife habitats.

POLICY 9 EXPAND RECREATIONAL USE OF FISH AND WILDLIFE RESOURCES IN COASTAL AREAS BY INCREASING ACCESS TO EXISTING RESOURCES, SUPPLEMENTING EXISTING STOCKS, AND DEVELOPING NEW RESOURCES.

Explanation of Policy. (Ref: Plates 10, 11 and Figures 2, 3 &4)

Recreational uses of coastal fish and wildlife resources include consumptive uses such as fishing and hunting, and non-consumptive uses such as wildlife photography, bird watching and nature study.

Any efforts to increase recreational use of these resources will be made in a manner which ensures the protection of fish and wildlife resources in the waterfront area and which takes into consideration other activities dependent on these resources. Also, such efforts must be made in accordance with existing State law and in keeping with sound resource management considerations. Such considerations include biology of the species, carrying capacity of the resource, public demand, costs and available technology.

The Village and Town waterfront areas contain a variety of fish and wildlife habitats. Recreational demand for fishing and, to lesser extents, hunting and trapping has increased in the local waterfront area. To accommodate this demand, the LWRP will seek to expand fish and wildlife resources (e.g., through stocking) and to increase the recreational use of such resources (see Policies 19 through 22).

The following should be considered by all government agencies as they determine the consistency of their proposed action with the above policy.

1. Consideration should be made as to whether such action will impede existing or future utilization of recreational fish and wildlife resources in the local waterfront area.

2. Efforts to increase access to recreational fish and wildlife resources should not lead to overutilization of that resource or cause impairment of the habitat. Sometimes such impairment can be more subtle than actual physical damage to the habitat. For example, increased human presence can deter animals from using the habitat area.

3. The impacts of increasing access to recreational fish and wildlife resources should be determined on a case-by-case basis, consulting the significant habitat narrative (see Policy 7) and/or conferring with a trained fish and wildlife biologist.

4. Any public or private sector initiatives to supplement existing stocks (e.g., stocking a stream with fish reared in a hatchery) or develop new resources (e.g., creating private fee-hunting or fee-fishing facilities) must be done in accord with existing State law.

POLICY 10 **FURTHER DEVELOP COMMERCIAL FINFISH, SHELLFISH AND CRUSTACEAN RESOURCES IN THE COASTAL AREA BY ENCOURAGING THE CONSTRUCTION OF NEW, OR IMPROVEMENT OF EXISTING ON-SHORE COMMERCIAL FISHING FACILITIES, INCREASING MARKETING OF THE STATE"S SEAFOOD PRODUCTS, MAINTAINING ADEQUATE STOCKS AND EXPANDING AQUACULTURE FACILITIES.**

Not Applicable. There are no significant commercial fishing activities in, or based out of, this area of the St. Lawrence River. Commercial fishing activities, e.g., netting, rigging and on-shore development of handling and processing facilities would undoubtedly prove counterproductive to the strengthening of the sport fishery-based tourism in the local waterfront area.

FLOODING AND EROSION HAZARDS POLICIES

POLICY 11 **BUILDINGS AND OTHER STRUCTURES WILL BE SITED IN THE COASTAL AREA SO AS TO MINIMIZE DAMAGE TO PROPERTY AND THE ENDANGERING OF HUMAN LIVES CAUSED BY FLOODING AND EROSION.**

Explanation of Policy. (Ref: Plate 7)

Flooding: Areas of special flood hazard in the Town and Village were identified and mapped by the Federal Insurance Administration. With little (if any) exception, the floodprone lands in the waterfront area of the two communities fall within lands held by NYPA for the "power pool." No waterfront areas have been identified as having development which would be subject to damages from flood hazards. If negotiations for greater use of NYPA lands should make available land included in a designated Flood Hazard Area, provisions for preventing flood damage and property losses would be made through the adoption of local floodplain regulations, as well as by lease agreement and/or deed restriction.

Shoreline Erosion: The NYS Department of Environmental Conservation (DEC) is not expected to identify Coastal Erosion Hazard Areas (CEHA's) along Lake St. Lawrence. However, active erosion and areas with high potential erodability have been identified as occurring along numerous segments of Town and Village shorelines, especially west of the mouth of Sucker Brook. Along Sucker Brook itself, the western bank has experienced significant erosion just south of Lincoln Avenue.

Most often, such erosion coincides with the more erodible soil types, usually on steeper slopes with modest vegetative cover. Most areas of active erosion are located on either NYPA, OBPA or State Park property. While few of these areas are likely to be experiencing erosion at a rate of one (1) foot per year or more, the loss of shoreline is still a concern. As in the case of flooding, negotia-tions with NYPA for additional development of shorelands via lease agreement, deed restriction or local regulation must consider the degree of existing and potential shoreline erosion .

Upland Erosion: Upland erosion is not a significant concern within the local waterfront area. On the other hand, extensive disturbance of vegetative cover in the process of development is likely to result in increased soil erosion. Therefore, public and private actions involving development should be guided to avoid or minimize substantial disturbance of existing vegetative cover to prevent erosion or, at a minimum, be required to employ suitable erosion and sedimentation control techniques after disturbance has occurred. Upland erosion and sedimentation control will be particularly important for the protection of the Brandy Brook and Coles Creek significant coastal fish and wildlife habitats (see Policy 7).

POLICY 12 **ACTIVITIES OR DEVELOPMENT IN THE COASTAL AREA WILL BE UNDERTAKEN SO AS TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION BY PROTECTING NATURAL PROTECTIVE FEATURES INCLUDING BEACHES, DUNES, BARRIER ISLANDS AND BLUFFS.**

Explanation of Policy (Ref: Plate 7)

The Town beach and the low erodible bluffs in the western part of the Town's waterfront are natural protective features which help safeguard coastal lands and property from damage, as well as reduce the danger to human life, resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning, or other similar actions which fail to recognize their fragile nature and high protective values, lead to the weakening or destruction of those landforms. Activities or development in, or in proximity to, natural protective features must ensure that all such adverse effects are minimized.

POLICY 13 **THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN ONLY IF THEY HAVE A REASONABLE PROBABILITY OF CONTROLLING EROSION FOR AT LEAST THIRTY YEARS AS DEMONSTRATED IN DESIGN AND CONSTRUCTION STANDARDS AND/OR ASSURED MAINTENANCE OR REPLACEMENT PROGRAMS.**

POLICY 13A **THE CONSTRUCTION OR RECONSTRUCTION OF DOCKS, BOAT-HOUSES, BOAT HOISTS, PUBLIC ACCESS**

FACILITIES AND OTHER SHORELINE STRUCTURES SHALL BE UNDERTAKEN IN A MANNER WHICH WILL, TO THE MAXIMUM EXTENT PRACTICABLE, PROTECT AGAINST OR WITHSTAND THE DESTRUCTIVE FORCES OF WAVE ACTION AND ICE MOVEMENT.

POLICY 13B **WHERE ENVIRONMENTALLY SOUND, COST-EFFECTIVE MEASURES CAN BE TAKEN TO MINIMIZE THE WAVE ACTION AND ICE MOVEMENT ITSELF, SUCH MEASURES SHALL BE PURSUED IN CONSULTATION WITH APPROPRIATE STATE AND FEDERAL AGENCIES, LOCAL MARINA AND SHORELINE INTERESTS, AND EXPERTS IN THE FIELDS OF MARINE ENGINEERING AND CONSTRUCTION.**

Explanation of Policy. (Ref: Plate 7)

Erosion protection structures are widely used throughout the State's coastal area. However, because of improper design, construction and maintenance stand-ards, many fail to give the protection which they are presumed to provide. As a result, development is sited in areas where it is subject to damage or loss due to erosion. This policy will help ensure the reduction of such damage or loss.

Proper design, construction and maintenance of shoreline protection structures will also prolong their utility and benefits when resistance to wave and ice action is included as a design parameter. This policy will thus assist in slowing the rate of deterioration of shoreline structures and in avoiding disruptions or losses of public access to Lake St. Lawrence by increasing the durability of such structures. Government agencies must consider the risk that wave and ice action impose on either public or private capital investment in shoreline structures, especially where water depth, current or other limiting site conditions require more costly design, construction and maintenance practices.

POLICY 14 **ACTIVITIES AND DEVELOPMENT INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES, SHALL BE UNDERTAKEN SO THAT THERE WILL BE NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT, OR AT OTHER LOCATIONS.**

Explanation of Policy. (Ref: Plate 7)

Erosion and flooding are processes which occur naturally. However, public or private actions can increase the severity and adverse effects of those processes, causing damage to, or loss of property, and endangering human lives. Those actions include: the use of erosion protection

structures such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices, thereby causing run-off and the erosion and weakening of shorelands; and the placing of structures in identified floodways so that the base flood level is increased causing damage in otherwise hazard-free areas.

POLICY 15 **MINING, EXCAVATION OR DREDGING IN COASTAL WATERS SHALL NOT SIGNIFICANTLY INTERFERE WITH THE NATURAL COASTAL PROCESSES WHICH SUPPLY BEACH MATERIALS TO LAND ADJACENT TO SUCH WATERS AND SHALL BE UNDERTAKEN IN A MANNER WHICH WILL NOT CAUSE AN INCREASE IN EROSION OF SUCH LAND.**

Explanation of Policy. (Ref: Plate 7)

Coastal processes, including the movement of beach materials by water, and any mining, excavation or dredging in nearshore or offshore waters which changes the supply and net flow of such materials can deprive shorelands of their natural regenerative powers. Such mining, excavation and dredging should be accomplished in a manner so as not to cause a reduction of supply, and thus an increase of erosion, to such shorelands.

POLICY 16 **PUBLIC FUNDS SHALL ONLY BE USED FOR EROSION PROTECTIVE STRUCTURES WHERE NECESSARY TO PROTECT HUMAN LIFE, AND NEW DEVELOPMENT WHICH REQUIRES A LOCATION WITHIN OR ADJACENT TO AN EROSION HAZARD AREA TO BE ABLE TO FUNCTION, OR EXISTING DEVELOPMENT; AND ONLY WHERE THE PUBLIC BENEFITS OUTWEIGH THE LONG TERM MONETARY AND OTHER COSTS INCLUDING THE POTENTIAL FOR INCREASING EROSION AND ADVERSE EFFECTS ON NATURAL PROTECTIVE FEATURES.**

POLICY 16A **PUBLIC FUNDS SHALL NOT BE USED FOR SHORELINE STRUCTURES SUBJECT TO SEVERE WAVE ACTION AND ICE MOVEMENT EXCEPT WHERE THE PUBLIC BENEFITS THAT WOULD ACCRUE TO THE TOWN OR VILLAGE IN TERMS OF IMPROVING PUBLIC ACCESS AND RECREATION, ENHANCING TOURISM OR SITING WATER-DEPENDENT USES OUTWEIGH THE LONG TERM COSTS OF SUCH STRUCTURES.**

POLICY 16B **PUBLIC FUNDS SHALL BE USED FOR WAVE AND ICE PROTECTIVE STRUCTURES ONLY WHERE DEEMED NECESSARY FOR PUBLIC SAFETY OR, IF PUBLIC BENEFITS OUTWEIGH LONG TERM COSTS, FOR THE**

PROTECTION OF SHORELINE STRUCTURE UPON WHICH EXISTING OR PROPOSED WATER-DEPENDENT USES MUST RELY.

Explanation of Policy. (Ref: Plate 7)

Public funds are used for a variety of purposes on the State's shorelines. This policy recognizes the public need for the protection of human life and existing investment in development or new development which requires a location in proximity to the coastal area or in adjacent waters to be able to function. However, it also recognizes the adverse impacts of such activities and development on the rate of erosion and on natural protective features and requires that careful analysis be made of such benefits and long-term costs prior to expending public funds.

Wind driven wave action and ice movement represent destructive forces which cause considerable shore- and long-term damages to shoreline structures. Village and Town investment in shoreline structures exposed to these forces is generally unwise unless sufficient capital is expended to ensure such structures have adequate strength and durability. Measures to diminish the severity of wave action or ice movement may be needed to protect life, limb or property. However, Village and Town investment in measures to protect properties must, as in the construction of shoreline structures in more exposed areas, weigh the economic benefits accruing to these communities and their waterfront area, in view of public costs.

POLICY 17 **WHENEVER POSSIBLE, USE NONSTRUCTURAL MEASURES TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION. SUCH MEASURES SHALL INCLUDE:**

(i) THE SETBACK OF BUILDINGS AND STRUCTURES;

(ii) THE PLANTING OF VEGETATION AND THE INSTALLATION OF SAND FENCING AND DRAINING;

(iii) THE RESHAPING OF BLUFFS; AND

(iv) THE FLOOD PROOFING OF BUILDINGS OR THEIR ELEVATION ABOVE THE BASE FLOOD LEVEL.

Explanation of Policy. (Ref: Plate 7)

This policy recognizes both the potential adverse impacts of flooding and erosion upon development and upon natural protective features in the coastal area as well as the costs of protection against those hazards which structural measures entail.

1. Within areas identified as experiencing active erosion or having a high potential

erodability, either NYPA's retention of control over the first 100 ft. inland from mean high water level or the Town's required minimum setback from mean high water level will ensure that buildings and structures are located so as to be safe from erosion damage. In turn, such buildings and structures will not be likely to aggravate the rate of erosion or the erodability in these areas. Furthermore, strengthening of the low erodible bluff which typify these areas will be undertaken wherever practicable. Revegetation, reshaping (to achieve an appropriate angle of repose) and installation of drainage systems (to reduce runoff and internal seepage) are possible methods to strengthen the bluffs.

2. Within portions of the waterfront identified as flood hazard areas, the 100 ft. retained by NYPA or required as setback by the Town will largely avoid the risk of or damage from flooding. Where flood hazard area is located further inland, floodproofing and elevation above flood level will protect non-residential and residential structures, respectively.

This policy shall apply to the planning, siting and design of proposed activities and development, including measures to protect existing activities and development. To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development, and to the hazard. If non-structural measures are determined to offer sufficient protection, then consistency with the policy would require the use of such measures, whenever possible.

In determining whether or not non-structural measures to protect against erosion or flooding will afford the degree of protection appropriate, an analysis, and if necessary, other materials such a plans or sketches of the activity or development, of the site and of the alternative protection measures should be prepared to allow an assessment to be made.

GENERAL POLICY

POLICY 18 **TO SAFEGUARD THE VITAL ECONOMIC, SOCIAL AND ENVIRONMENTAL INTERESTS OF THE STATE AND OF ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE COASTAL AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE COASTAL RESOURCE AREAS.**

POLICY 18A **TO STABILIZE, STRENGTHEN AND PROTECT THE LOCAL ECONOMY OF THE VILLAGE AND TOWN, PROPOSED MAJOR ACTIONS IN THE LOCAL WATERFRONT AREA MUST GIVE FULL CONSIDERATION TO IMPORTANT ECONOMIC**

ACTIVITIES IDENTIFIED IN THE LOCAL WATERFRONT REVITALIZATION PROGRAM.

POLICY 18B — **TO PROTECT THE SOCIAL INTERESTS OF THE VILLAGE AND TOWN, PROPOSED MAJOR ACTIONS MUST GIVE FULL CONSIDERATION TO THE IMPACTS OF SUCH ACTIONS ON COMMUNITY AND CULTURAL RESOURCES OF THE LOCAL WATERFRONT AREA AND THE COASTAL CHARACTER AND QUALITY OF LIFE SUCH RESOURCES SUPPORT.**

POLICY 18C — **TO PROTECT THE ENVIRONMENTAL INTERESTS OF THE VILLAGE AND TOWN, PROPOSED MAJOR ACTIONS MUST GIVE FULL CONSIDERATION TO THE IMPACTS OF SUCH ACTIONS ON VALUABLE AND SENSITIVE NATURAL RESOURCES OF THE LOCAL WATERFRONT AREA.**

Explanation of Policy.

Proposed major actions may be undertaken in the coastal area if they will not significantly impair valuable coastal waters and resources, thus frustrating the achievement of the purposes of the safeguards which the State and the Village and Town have established to protect those waters and resources. Proposed actions must take into account the economic, social, and environmental interests of the State, the Village and Town and their citizens in such matters that could affect natural resources, water levels and flows, shoreline damage, and recreation.

Village and Town economic interests will depend heavily on the sale or lease and subsequent development of underutilized public lands within the local waterfront area. Tourism development (in both communities) and capital investment for residential in-fill and commercial revitalization (in the Village) are closely tied to the future disposition of such lands. Agricultural activity is also linked to these lands, but inversely. Intensive development in close proximity to viable farmland could deter agricultural uses and lessen its economic importance. Therefore, proposed major actions in the local waterfront area must recognize the local importance of these various economic activities and support them whenever feasible. As a minimum, proposed major actions should not hinder locally important economic activities unnecessarily.

The social interests of the Village and Town rest largely upon the community and cultural resources in the local waterfront area and the manner in which such resources contribute to coastal character, sense of place and quality of life. Protection and enhancement of community and cultural resources, therefore, must be carefully considered when major actions are proposed. Such actions should benefit or, at a minimum, not detract from these resources or their contribution to local social interests.

Village and Town environmental interests focus on the protection of valuable and sensitive natural resources and their beneficial use in relation to economic and social interests for the local waterfront area. The natural resources support the local economy -- primarily agriculture and tourism -- and contribute to community character, sense of place and quality of life. Proposed major actions, therefore, must consider the local environmental interests in terms of the balance to be maintained between the natural and built environments of the waterfront. Where such actions would be likely to disturb this balance, they should not be Undertaken or, as a minimum, be modified so as to minimize the disturbance.

PUBLIC ACCESS POLICIES

POLICY 19 **PROTECT, MAINTAIN AND INCREASE THE LEVELS AND TYPES OF ACCESS TO PUBLIC WATER-RELATED RECREATION RESOURCES AND FACILITIES SO THAT THESE RESOURCES AND FACILITIES MAY BE FULLY UTILIZED BY ALL THE PUBLIC IN ACCORDANCE WITH REASONABLY ANTICIPATED PUBLIC RECREATION NEEDS AND THE PROTECTION OF HISTORIC AND NATURAL RESOURCES. IN PROVIDING SUCH ACCESS, PRIORITY SHALL BE GIVEN TO PUBLIC BEACHES, BOATING FACILITIES, FISHING AREAS AND WATERFRONT PARKS.**

POLICY 19A **ENCOURAGE THE DEVELOPMENT OF COMMERCIAL WATER-RELATED RECREATION FACILITIES THROUGH THE SALE AND/OR LEASE OF PUBLIC LANDS WHERE SUCH LANDS ARE SURPLUS, UNDERUTILIZED AND WILL NOT BE NEEDED TO MEET DEMANDS FOR PUBLIC ACCESS AND RECREATION USE FOR THE FORESEEABLE FUTURE.**

Explanation of Policy. (Ref: Plates 16 and 18)

This policy calls for achieving balance among the following factors: the level of access to a resource or facility, the capacity of a resource or facility, and the protection of natural resources. Because the imbalance among these factors is often due to access-related problems, priority will be given to improving physical access to existing and potential coastal recreation sites. This program will encourage mixed use areas and multiple use of facilities to improve access.

New York Power Authority (NYPA) ownership of nearly all shorelands in the local waterfront area has provided only limited public access. The sale and development of those portions deemed to be surplus will necessarily reduce the total area wherein public access is possible. Nevertheless, NYPA's retention of the shorelands closest to the water will assure that some additional public access could be provided to meet future needs. In the process of disposing of

surplus, underutilized NYPA lands, public access easements reservations to the shoreline should be incorporated prior to the conveyance of lands to private development. Also, the layout of such developments should protect public access by minimizing the potential for conflicts between adjacent public and private land uses. Additional public access on lands retained by NYPA would be appropriate.

Highest priority shall be given to the protection and improvement of access to existing public sites offering water-related recreation activities: Coles Creek State Park, Whittaker Park (including leased areas along the northerly side of St. Lawrence Avenue) and the Town Beach. The next highest priority shall be given to the protection and improvement of access to sites for potential public water-related recreation activities: the eastern portion of Leishman Point, the eastern tip of Ogden Island, and near the Iroquois Dam. Potential sites for commercial water-based recreation activity shall be given the third highest priority in providing public access. The western side of Leishman Point, the mouth of Sucker Brook and the eastern side of Clark Point are examples where public access could benefit commercial marina development.

Measures taken to increase public access should enhance or, at a minimum, be consistent with local efforts to revitalize deteriorated and/or underutilized areas, facilitate water-dependent uses, protect historic resources and increase the recreational use of the river and its fish and wildlife resources.

All government agencies must give consideration to the existing and potential public access sites in the Village and Town when considering proposed development actions. They should, to the extent permitted by other coastal policies, encourage new or improved vehicular, pedestrian and waterborne access to the water while ensuring that their actions do not jeopardize present levels of access.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. The existing access from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities be eliminated, unless in the latter case, estimates of future use of these resources and facilities are too low to justify maintaining or providing increased public access.

2. Any proposed project to increase public access to public water-related recreation resources and facilities shall be analyzed according to the following factors.

    a) The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.

b) The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource or facility. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.

3. The State, Town and Village will not undertake or fund any project which increases access to a public water-related recreation resource or facility that is not open to all members of the public.

The following is an explanation of the terms used in the above guidelines:

a) Access - the ability and right of the public to reach and use public coastal lands, waters and/or water-related recreation resources or facilities.

b) Public water-related recreation resources or facilities - all public lands or facilities that are suitable for passive or active recreation that require either water or a waterfront location or are enhanced by a waterfront location.

c) Public lands or facilities - lands or facilities held by State or local government in fee-simple or less-then-fee-simple ownership and to which the public has access or could have access, including underwater lands and the foreshore.

d) A reduction in the existing level of public access - includes but is not limited to the following:

(1) The number of parking spaces at a public water-related recreation resource or facilityis significantly reduced.

(2) Pedestrian access is diminished or eliminated because of hazardous crossing required at new or altered transportation facilities, eleictric power transmission lines, or similar linear facilities.

(3) Pedestrian access is diminished or blocked completely by public or private development.

e) An elimination of the possibility of increasing public access in the future includes, but is not limited to the following:

(1) Construction/modification of public facilities which physically prevent the provision, except at great expense, of convenient public access to public water-related recreation resources and facilities or to public coastal lands or waters.

(2) Sale, lease, or other conveyance of public property that

could provide public access to a public water-related recreation resource or facility or to public coastal lands and/or waters, except where such sale, lease or other conveyance entails offsetting gains in public access.

(3) Construction of private facilities which physically prevent the provision of convenient public access to a public water-related recreation resource or facility or to public coastal lands and/or waters from public lands and facilities.

POLICY 20 **ACCESS TO THE PUBLICLY OWNED FORESHORE AND TO LANDS IMMEDIATELY ADJACENT TO THE FORESHORE OR THE WATER'S EDGE THAT ARE PUBLICLY OWNED SHALL BE PROVIDED, AND IT SHOULD BE PROVIDED IN A MANNER COMPATIBLE WITH ADJOINING USES. SUCH LANDS SHALL BE RETAINED IN PUBLIC OWNERSHIP.**

Explanation of Policy. (Ref: Plates 16 and 18)

As noted under Policy 19, the New York Power Authority will retain ownership of the immediate shoreline. While such publicly-owned lands referenced in the policy shall be retained in public ownership, traditional sales of easements on lands underwater to adjacent onshore property owners are consistent with this policy, provided such easements do not substantially interfere with continued public use of the public lands on which the easement is granted. Also, public use of such publicly-owned underwater lands and lands immediately adjacent to the shore shall be discouraged where such use would be inappropriate for reasons of public safety, military security, or the protection of fragile coastal resources.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. Existing access from adjacent or proximate public lands or facilities to existing public coastal lands and/or waters shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or nearby public lands or facilities to public coastal lands and/or waters be eliminated, unless such actions are demonstrated to be of overriding regional or statewide public benefit, or in the latter case, estimates of future use of these lands and waters are too low to justify maintaining or providing increased access.

   The following is an explanation of the terms used in the above guideline:

   a. (See definitions under first policy of "access", and "public lands or facilities").

   b. A reduction in the existing level of public access - includes but is not limited to the following:

(1) Pedestrian access is diminished or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.

(2) Pedestrian access is diminished or blocked completely by public or private development.

c. An elimination of the possibility of increasing public access in the future - includes but is not limited to, the following:

(1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient public access to public water-related recreation resources and facilities.

(2) Sale, lease, or other conveyance of public lands could provide public access to public coastal lands and/or waters.

(3) Construction of private facilities which physically prevent the provision of convenient public access to public coastal lands and/or waters from public lands and facilities.

2. The existing level of public access within public coastal lands or waters shall not be reduced or eliminated.

a. A reduction in the existing level of public access - includes but is not limited to the following:

(1) Access is reduced or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.

(2) Access is reduced or blocked completely by any public developments.

3. Public access from the nearest public roadway to the shoreline and along the coast shall be provided by new land use or development, except where (a) it is inconsistent with public safety, military security, or the protection of identified fragile coastal resources; (b) adequate access exists within one-half mile; or (c) agriculture would be adversely affected. Such access shall not be required to be open to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

4. The State will not undertake or fund any project which increases access to a water-related resource or facility that is not open to all members of the public.

5. In their plans and programs for increasing public access, State agencies shall give priority in the following order to projects located: within the boundaries of the Federal-Aid Metropolitan Urban Area and served by public transportation; within the boundaries of the Federal-Aid Metropolitan Urban Area but not served by public transportation; outside the defined Urban Area boundary and served by public transportation; and outside the defined Urban Area boundary but not served by public transportation.

6. Proposals for increased public access to coastal lands and waters shall be analyzed according to the following factors:

   a. The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.

   b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.

POLICY 21 **WATER-DEPENDENT AND WATER-ENHANCED RECREATION SHALL BE ENCOURAGED AND FACILITATED AND SHALL BE GIVEN PRIORITY OVER NONWATER RELATED USES ALONG THE COAST, PROVIDED IT IS CONSISTENT WITH THE PRESERVATION AND ENHANCEMENT OF OTHER COASTAL RESOURCES AND TAKES INTO ACCOUNT DEMAND FOR SUCH FACILITIES. IN FACILITATING SUCH ACTIVITIES, PRIORITY SHALL BE GIVEN TO AREAS WHERE ACCESS TO THE RECREATION OPPORTUNITIES OF THE COAST CAN BE PROVIDED BY NEW OR EXISTING PUBLIC TRANSPORTATION SERVICES AND TO THOSE AREAS WHERE THE USE OF THE SHORE IS SEVERELY RESTRICTED BY EXISTING DEVELOPMENT.**

POLICY 21A **PRIVATE MARINAS AND OTHER MARINE-RELATED COMMERCIAL FACILITIES SUPPORTIVE OF TOURISM AND RECREATION SHALL BE ENCOURAGED AND FACILITATED TO THE EXTENT CONSISTENT WITH OTHER APPLICABLE COASTAL POLICIES INCLUDED IN THE LOCAL WATERFRONT REVITALIZATION PROGRAM FOR THE BENEFICIAL USE AND PROTECTION OF COASTAL RESOURCES.**

Explanation of Policy. (Ref: Plates 26 and 18)

Water-related recreation includes such obviously water-dependent activities as boating, swimming, and fishing as well as certain activities which are enhanced by a coastal location and increase the general public's access to the coast such as pedestrian and bicycle trails, picnic areas, scenic overlooks and passive recreation areas that take advantage of coastal scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important coastal resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources, agriculture and significant mineral and fossil deposits, and provided demand exists, water-related recreation development is to be increased and such uses shall have a higher priority than any non-coastal dependent uses, including non-water-related recreation uses. In addition, water-dependent recreation uses shall have a higher priority over water enhanced recreation uses. Determining a priority among coastal dependent uses will require a case by case analysis.

The siting or design of new public development in a manner which would result in a barrier to the recreational use of a major portion of a community's shore should be avoided as much as practicable.

Among the types of water-dependent recreation, provision of adequate boating services to meet future demand is to be encouraged by this program. The siting of boating facilities must be consistent with preservation and enhancement of other coastal resources and with their capacity to accommodate demand. Lease agreement with the New York Power Authority would be a means for encouraging private marina development. Boating facilities will, as appropriate, include parking, park-like surroundings, toilet facilities, and pumpout facilities.

Water-related off-road recreational vehicle use is an acceptable activity, provided no adverse environmental impacts occur. Where adverse environmental impact will occur, mitigating measures will be implemented, where practicable to minimize such adverse impacts. If acceptable mitigation is not practicable, prohibition of the use by off-road recreational vehicles will be posted and enforced.

POLICY 22 **DEVELOPMENT, WHEN LOCATED ADJACENT TO THE SHORE, SHALL PROVIDE FOR WATER-RELATED RECREATION, AS A MULTIPLE USE, WHENEVER SUCH RECREATIONAL USE IS APPROPRIATE IN LIGHT OF REASONABLY ANTICIPATED DEMAND FOR SUCH ACTIVITIES AND THE PRIMARY PURPOSE OF THE DEVELOPMENT.**

Explanation of Policy. (Ref: Plates 16 and 18)

Many developments present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever developments are located adjacent to the shore, they should, to the fullest extent permitted by existing law, provide for some form of water-related recreation use unless there are compelling reasons why any form of such

recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

The types of development which can generally provide water-related recreation as a multiple use include but are not limited to:

parks
highways
power plants
utility transmission rights of way
sewage treatment facilities
mental health facilities (FN 13)
hospitals (FN 13)
prisons (FN 13)
schools, universities (FN 13)
military facilities (FN 13)
nature preserves (FN 13)
large residential subdivisions (50 units)
shopping centers
office buildings

Prior to taking action relative to any development, government agencies should consult with the Village and Town to determine appropriate recreation uses. The agency should provide the Village and Town with the opportunity to participate in project planning. Appropriate recreation uses which do not require any substantial additional construction shall be provided at the expense of the project sponsor provided the cost does not exceed 2% of total project cost. In determining whether compelling reasons exist which would make inadvisable recreation as a multiple use, safety considerations should reflect a recognition that some risk is acceptable in the use of recreational facilities.

POLICY 23 **PROTECT, ENHANCE AND RESTORE STRUCTURES, DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHAEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES OR THE NATION.**

Explanation of Policy. (Ref: and Plate 19)

Among the most valuable of the State's man-made resources are those structures or areas which are of historic, archaeological, or cultural significance. The protection of these structures must involve a recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites.

The policy is not to be construed as a passive mandate but must include active efforts when appropriate to restore or revitalize through adaptive reuse. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which have a coastal relationship.

All practicable means to protect structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities or the Nation shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to:

1. Alteration of or addition to one or more of the architectural, structural ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archaeological resource, or component thereof. Such features are defined as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials; entryways and doors; fenestration; lighting fixtures; roofing, sculpture and carving; steps; rails; fencing; windows; vents and other openings; grillwork; signs; canopies; and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earth-moving, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)

2. Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archaeological resource or component thereof, to include all those features described in 1, above plus any other appurtenant fixture associated with a building structure or earthwork.

3. All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archaeological resource and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgement about compatibility should focus on the visual and locational relationship between the proposed action and the special character of the historic, cultural, or archaeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. With historic districts this would include infrastructure improvements or changes, such as street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction, reconstruction, alteration, or demolition of any buildings, structure, earthwork, or component thereof of a recognized historic,

cultural or archaeological resource which has been officially certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" of any building, structure, site or earthwork, or component thereof of a recognized historic, cultural or archaeological resource which does not involve a significant adverse change to the resource, as defined above.

Nine individual structures and one row of seven structures are recognized as being highly significant to the local community. Such historic resources will warrant the maximum protection which can be practically afforded in implementing these policies. The numerous remaining historic structures described in Section II have less significance individually. Collectively, however, these other historic resources warrant attention. Such resources embody much of the local cultural heritage and contribute importantly to present day community character. All government agencies should avoid, to the maximum extent practicable, undertaking direct actions which would jeopardize these locally significant historic resources. In addition, public education and local recognition should encourage private owners to restore, rehabilitate and preserve these structures and/or sites, preferably along the guidelines set forth above for highly significant historic resources.

Given the existence of zones of archeological sensitivity and the possibility of additional historically significant structures within the waterfront area (ref. Plate 19), developers and development review agencies must contact the New York State Historic Preservation Office to determine appropriate protective measures to be incorporated in the development process at these sites.

SCENIC RESOURCES POLICIES

POLICY 24 **PREVENT IMPAIRMENT OF SCENIC RESOURCES OF STATEWIDE SIGNIFICANCE, AS IDENTIFIED ON THE COASTAL AREA Plate. IMPAIRMENT SHALL INCLUDE:**

(i) THE IRREVERSIBLE MODIFICATION OF GEOLOGICAL FORMS, THE DESTRUCTION OR REMOVAL OF VEGETATION, THE DESTRUCTION OR REMOVAL OF STRUCTURES, WHEREVER THE GEOLOGIC FORMS, VEGETATION OR STRUCTURES ARE SIGNIFICANT TO THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE; AND

(ii) THE ADDITION OF STRUCTURES WHICH BECAUSE OF

SITING OR SCALE WILL REDUCE IDENTIFIED VIEWS OR WHICH BECAUSE OF SCALE, FORM, OR MATERIALS WILL DIMINISH THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE.

Not Applicable. The Secretary of State has not designated scenic resources of statewide significance as of the date of this program's approval.

POLICY 25 **PROTECT, RESTORE, OR ENHANCE NATURAL AND MAN-MADE RESOURCES WHICH ARE NOT IDENTIFIED AS BEING OF STATEWIDE SIGNIFICANCE, BUT WHICH CONTRIBUTE TO THE OVERALL SCENIC QUALITY OF THE COASTAL AREA.**

POLICY 25A **IMPROVE AND PROTECT THE IMAGE AND AESTHETIC CHARACTER OF THE VILLAGE'S BUILT WATERFRONT ENVIRONMENT WITH PARTICULAR ATTENTION TO THE RELATIONSHIPS BETWEEN CORE AREA, HISTORIC STRUCTURES, PARK AND RECREATION FACILITIES AND COASTAL WATERS.**

POLICY 25B **PROTECT THE IMAGE AND AESTHETIC CHARACTER OF THE TOWN'S RURAL WATERFRONT ENVIRONMENT WITH PARTICULAR ATTENTION TO THE RELATIONSHIPS BETWEEN FARMS, FORESTS, WETLANDS, PARK AND RECREATION.**

Explanation of Policy. (Ref: and Plate 12)

When considering a proposed action, which would not affect a scenic resource of statewide significance, agencies shall undertake to ensure that the action would be undertaken so as to protect and enhance the overall scenic quality of the coastal area. Activities which could impair or further degrade scenic quality are the same as those cited under the previous policy, i.e., modification of natural landforms, removal of vegetation, etc. However, the effects of these activities would not be considered as serious for the general coastal area as for significant scenic areas.

The following siting and facility-related guidelines to be used to achieve this policy, recognizing that each development situation is unique and that the guidelines must be applied accordingly, include:

1. Siting structures and other development such as highways, power lines, and signs, back from shorelines or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

2. Clustering or orienting structures to retain views, save open space and provide visual organization to a development;

3. Incorporating sound, existing structures (especially historic buildings) into the overall development scheme;

4. Removing deteriorated and/or degrading elements;

5. Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

6. Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing enhances views of coastal waters;

7. Using appropriate materials, in addition to vegetation, to screen unattractive elements;

8. Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.

AGRICULTURAL LANDS POLICY

POLICY 26 **TO CONSERVE AND PROTECT AGRICULTURAL LANDS IN THE STATE'S COASTAL AREA, AN ACTION SHALL NOT RESULT IN A LOSS, NOR IMPAIR THE PRODUCTIVITY, OF IMPORTANT AGRICULTURAL LANDS, AS IDENTIFIED ON THE COASTAL AREA Plate, IF THAT LOSS OR IMPAIRMENT WOULD ADVERSELY AFFECT THE VIABILITY OF AGRICULTURE IN AN AGRICULTURAL DISTRICT OR IF THERE IS NO AGRICULTURE IN AN AGRICULTURAL DISTRICT OR IF THERE IS NO AGRICULTURAL DISTRICT, IN THE AREA SURROUNDING SUCH LANDS.**

POLICY 26A **ENCOURAGE MAXIMUM RETENTION OF ACREAGE IN FARMING WITHIN THE AGRICULTURAL DISTRICT.**

POLICY 26B **ALLOW SHALLOW LOT FRONTAGE DEVELOPMENT ALONG NY ROUTE 37 TO MINIMIZE THE TOTAL LOSS OF PRIME AGRICULTURAL SOILS TO DEVELOPMENT PRESSURE.**

Explanation of Policy (Ref: Plates 6, 7, 20)

Given the LWRP's application to a narrow strip of land, implementing a policy to promote the agricultural use of land must, to be practical, concentrate on controlling the replacement of agricultural land uses with non-agricultural land use as the result of some public action. Other factors, such as markets, price supports, and regulations, which influence the viability in a given area, can only be addressed on a statewide or national basis.

Within the local waterfront area, the most extensive areas of agricultural land are found within an existing agricultural district. Some agricultural activity occurs on land leased from the New York Power Authority (NYPA). With the sale of surplus NYPA lands for development, agricultural lands will face new pressure from competing land uses.

The Program policy requires a concern for the loss of any important agricultural land. However, the primary concern must be with the loss of agricultural land when that loss would have a significant effect on an agricultural area's ability to continue to exist, to prosper, and even to expand. A series of determinations are necessary to establish whether a public action is consistent with the conservation and protection of agricultural lands or whether it is likely to be harmful to the health of an agricultural area. In brief these determinations are as follows: If it would not result, either directly or indirectly, in the loss of important agricultural lands, then the action is consistent with the policy on agriculture. If it is determined that the action would result in a loss of important agricultural lands but that loss would not have an adverse effect on the viability of agriculture in the surrounding area, then the action may also be consistent with the agriculture policy. However, in that case the action must be undertaken in a manner that would minimize the loss of important farmland. If the action is determined to result in a significant loss of important agricultural land, that is the loss is to degree sufficient to adversely affect surrounding agriculture's viability, - its ability to continue to exist, to prosper, and even to expand - then the action is not consistent with this agriculture policy.

The following guidelines define more fully what must be considered in making the above determinations.

A. A public action would be likely to significantly impair the viability of an agricultural area if it would:

1. consume more than 10 percent of an active farm, consume a total of 100 acres or more of important agricultural land, or divide an active farm into two or more parts, thus impeding efficient farm operation.

2. result in environmental changes which may reduce the productivity or adversely effect the quality of the product of important agricultural lands.

3. create real estate market conditions favorable to the conversion of large areas of important agricultural land to non-agricultural uses. Such conditions may be created by:

    a. public water or sewer facilities to serve non-farm structures

b. transportation improvements, except for maintenance of, and safety improvements to, existing facilities, that serve non-
farm or non-farm related development

c. major non-agribusiness commercial development adjacent to identified agricultural lands

d. major public institutions

e. residential uses other than farm dwellings

f. any change in land use regulations applying to agricultural land which would encourage or allow uses incompatible with the agricultural use of the land.

B. The following types of facilities and activities should not be construed as having adverse effects on the preservation of agricultural land;

1. Farm dwellings, barns, silos, and other accessory uses and structures incidental to agricultural production or necessary for farm family supplemental income,

2. Agribusiness development which includes the entire structure of local support services and commercial enterprises necessary to maintain an agricultural operation, e.g., milk hauler, grain dealer, farm machinery dealer, veterinarian, food processing plants,

C. In determining whether an action that would result in the loss of farm-land is of overriding regional or statewide benefit, the following factors should be considered:

1. For an action to be considered overriding, it must be shown to provide significantly greater benefits to the region or state than are provided by the affected agricultural area (not merely the land directly affected by the action). In determining the benefits of the affected agricultural to the region, or state, consideration must be given to its social and cultural value, its economic availability, its environmental benefits, its existing and potential contribution to food or fiber production in the state and any state food policy, as well as its direct economic benefits.

   a. An agricultural area is an area predominantly in farming and in which the farms produce similar products and/or rely on the same agribusiness support services and are to a significant degree economically inter-dependent. At a minimum, this area should consist of at least 500 acres of important agriculture land. For the purpose of analyzing impacts of any action on agriculture, the boundary of such area need not be restricted to land within the coastal boundary.
   If the affected agricultural district then, at a minimum, the agricultural area should include the entire agricultural district.

b. In determining the benefits of an agricultural area, its relationship to agricultural lands outside the area should also be considered.

c. The estimate of the economic viability of the affected agricultural area should be based on an assessment of:

(i) soil resources, topography, conditions of climate and water resources;

(ii) availability of agribusiness and other support services, and the level and condition of investments in farm real estate, stock and equipment;

(iii) the level of farming skills as evidenced income obtained, yield estimates for crops, and costs being exceed with the present types and conditions of buildings, equipment crop land;

(iv) use of new technology and the rates which new technology is adopted;

(v) competition from substitute products other farming regions and trends in total demand for given products;

(vi) patterns of farm ownership for their effect on farm efficiency and the likelihood that farms will remain in use.

d. The estimate of the social and cultural value of farming in the area should be based on an analysis of:

(i) the history of farming in the area;

(ii) the length of time farms have remained in one family;

(iii) the degree to which farmers in the area share a cultural or ethnic heritage;

(iv) the extent to which products are sold and consumed locally;

(v) the degree to which a specific crop(s) has become identified with a community.

e. An estimate of the environmental benefits of the affected agriculture should be based on analysis of:

(i) the extent to which the affected agriculture as currently practiced provides a habitat or food for wildlife;

(ii) the extent to which a farm landscape adds to the visual quality of an area;

(iii) any regional or local open space plans, and degree to which the open space contributes to air quality;

(iv) the degree to which the affected agriculture does, or could, contribute to the establishment of a clear edge between rural and urban development.

D. Whenever a proposed action is determined to have an insignificant adverse effect on important agricultural land or whenever it is permitted to substantially hinder the achievement of the policy according to DOS regulations, Part 600, or as a result of the findings of an EIS, then the required minimization should be undertaken in the following manner:

1. The proposed action shall, to the extent practicable, be sited on any land not identified as important agricultural, or, it must be sited on important agricultural land, sited to avoid classes of agricultural land according to the following priority:

   a. prime farmland in active farming

   b. farmland of statewide importance in active farming

   c. active farmland identified as having high economic viability

   d. prime farmland not being farmed

   e. farmland of statewide importance not being farmed

2. To the extent practicable, agricultural use of important agricultural land not directly necessary for the operation of the proposed non-agricultural action should be provided for through such means as lease arrangements with farmers, direct undertaking of agriculture, or sale of surplus land to farmers. Agricultural use of such land shall have priority over any other proposed multiple use of the land.

   To the extent practicable, development shall be guided away from areas of prime farmland within the agricultural district and outside the district where such soils are currently in active agricultural use. Where development does occur along NY Route 37 within such areas, shallow lot frontage development will be allowed in order to minimize the loss of prime farmland.

ENERGY AND ICE MANAGEMENT POLICIES

POLICY 27 DECISIONS OF THE SITING AND CONSTRUCTION OF MAJOR ENERGY FACILITIES IN THE COASTAL AREA WILL BE BASED

ON PUBLIC ENERGY NEEDS, COMPATIBILITY OF SUCH FACILITIES WITH THE ENVIRONMENT, AND THE FACILITY'S NEED FOR A SHOREFRONT LOCATION.

Explanation of Policy. (Ref: and Plate 16)

Beside the waters of the Lake St. Lawrence "power pool," there are no other major energy resources in the local waterfront area. The recent proposal of the New York Power Authority (NYPA) to sell off surplus shorelands for private development will make the siting and construction of new facilities for energy production unlikely, if not impossible.

On the other hand, facilities for transmitting hydroelectric power are possible by virtue of the local waterfront area's close proximity to the power project in Massena, and facilities for natural gas transmission are currently proposed.

Articles VII and VIII of the NYS Public Service Law require forecasts of energy needs and establish the basis for determining the compatibility of transmission lines and steam generating facilities with the environment and the necessity of a shorefront location. The policies derived from the siting regulations under these articles are entirely consistent with the general coastal zone policies derived from other laws, particularly the regulations promulgated pursuant to the Waterfront Revitalization and Coastal Resources Act. That act is used for the purposes of ensuring consistency with the Coastal Management Program.

POLICY 28 **ICE MANAGEMENT PRACTICES SHALL NOT DAMAGE SIGNIFICANT FISH AND WILDLIFE AND THEIR HABITATS, INCREASE SHORELINE EROSION OR FLOODING, OR INTERFERE WITH THE PRODUCTION OF HYDROELECTRIC POWER.**

Explanation of Policy.

Prior to undertaking actions required for ice management, an assessment must be made of the potential effects of such actions upon the production of hydroelectric power, fish and wildlife and their habitats as identified in this program, flood levels and damage, rates of shoreline erosion damage, and upon natural protective features.

Following such an examination, adequate methods of avoidance or mitigation of such potential effects must be utilized if the proposed action is to be implemented.

Winter navigation along the St. Lawrence Seaway--as had been proposed in the past-- would necessarily require ice management practices on Lake St. Lawrence. Such practices could involve detrimental impacts on coastal resources in the local waterfront area which would make this policy particularly applicable.

POLICY 29 **ENCOURAGE THE DEVELOPMENT OF ENERGY RESOURCES ON THE OUTER CONTINENTAL SHELF, IN LAKE ERIE, AND IN OTHER WATER BODIES, AND ENSURE THE ENVIRONMENTAL SAFETY OF SUCH ACTIVITIES.**

Not Applicable. As noted under Policy 27, the water resources of Lake St. Lawrence have already been "developed" for hydro-electric power, and no other energy resources are known to exist in or near the local waterfront area.

WATER AND AIR RESOURCES POLICIES

POLICY 30 **MUNICIPAL, INDUSTRIAL, AND COMMERCIAL DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO, TOXIC AND HAZARDOUS SUBSTANCES, INTO COASTAL WATERS WILL CONFORM TO STATE AND NATIONAL WATER QUALITY STANDARDS.**

Explanation of Policy. (Ref: Plate 4)

Municipal, industrial and commercial discharges include not only "end-of-the-pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and other waste disposal, and drainage from raw material storage sites. Also, the regulated industrial discharges are both those which directly empty into receiving coastal waters and those which pass through municipal treatment systems before reaching the State's waterways.

While current sewage treatment in the Village is adequate to protect its coastal waters, continued maintenance and occasional upgrading of the system will be necessary to ensure that discharges into Lake St. Lawrence do not threaten water quality. Repair, or replacement of sewer pipes as they deteriorate with age will minimize future inflow and infiltration problems which can exhaust or exceed capacity of the sewage treatment plant. Future concentration of development in the Village--on Clark Point and as residential in-fill development--may necessitate future expansion of treatment capacity.

The potential for resort and commercial recreation development on surplus shorelands of the New York Power Authority makes this policy applicable to the Town's waterfront as well.

POLICY 31 **STATE COASTAL AREA POLICIES AND MANAGEMENT OBJECTIVES OF APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAMS WILL BE CONSIDERED WHILE REVIEWING COASTAL WATER CLASSIFICATIONS AND WHILE MODIFYING WATER QUALITY STANDARDS: HOWEVER, THOSE WATERS ALREADY OVERBURDENED WITH CONTAMINANTS WILL BE RECOGNIZED AS BEING A**

DEVELOPMENT CONSTRAINT.

Explanation of Policy. (Ref: Plate 4)

The State has classified its coastal and other waters in accordance with considerations of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local Waterfront Revitalization programs and coastal management policies shall be factored into the review process for coastal waters. However, such considerations shall not affect any water pollution control requirement established by the State pursuant to the Federal Clean Water Act.

The State has identified certain stream segments as being either "water quality limiting' or "effluent limiting." Waters not meeting State standards and which would not be expected to meet these standards even after applying "best practicable treatment" to effluent discharges are classified as "water quality limiting." Those segments meeting standards or those expected to meet them after application of "best practicable treatment" are classified as "effluent limiting," waste treatment beyond "best practicable treatment" would be required, and costs of applying such additional treatment may be prohibitive for new development. The Village and Town have reviewed the classification of waters within the local waterfront area and find them to be generally consistent with the existing and proposed land and water uses put forth in this program.

POLICY 32 **ENCOURAGE THE USE OF ALTERNATIVE OR INNOVATIVE SANITARY WASTE SYSTEMS IN SMALL COMMUNITIES WHERE THE COSTS OF CONVENTIONAL FACILITIES ARE UNREASONABLY HIGH, GIVEN THE SIZE OF THE EXISTING TAX BASE OF THESE COMMUNITIES.**

Explanation of Policy. (Ref: Plate 4)

Alternative systems include individual septic tanks and other subsurface disposal systems, dual systems, small systems serving clusters of households or commercial users, and pressure or vacuum sewers. These types of systems are often more cost effective in smaller less densely populated areas and for which conventional facilities are too expensive.

Development in the Town's waterfront faces the absence of public sewers and soils with severe limitations on the use of conventional septic systems. In many areas, alternative and innovative on-site disposal systems may be necessary to adhere to NYS Department of Health standards in spite of larger lot sizes.

POLICY 33 **BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO COASTAL WATERS.**

Explanation of Policy. (Ref: Plate 4)

Best management practices include both structural and nonstructural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows. At present, structural approaches to controlling stormwater runoff (e.g., construction of retention basins) and combined sewer overflows (e.g., replacement of combined system with separate sanitary and stormwater collection systems) are not economically feasible. Proposed amendments to the Clean Water Act, however, will authorize funding to address combined sewer overflows in areas where they create severe water quality impacts. Until funding for such projects becomes available, nonstructural approaches (e.g., improved street cleaning, reduced use of road salt) will be encouraged.

This policy is applicable primarily for stormwater runoff since the Village does not have a combined sewer system. While water quality problems related to stormwater runoff are not evident at present, concentration of development in the Village and outlying development in the Town on surplus NYPA lands could increase both the amount of runoff and the amount of pollutants carried by runoff.

POLICY 34 **DISCHARGE OF WASTE MATERIALS INTO COASTAL WATERS FROM VESSELS SUBJECT TO STATE JURISDICTION INTO COASTAL WATERS WILL BE LIMITED SO AS TO PROTECT SIGNIFICANT FISH AND WILDLIFE HABITATS, RECREATIONAL AREAS AND WATER SUPPLY AREAS.**

Explanation of Policy. (Ref: Plates 4, 11, 15 and 18)

The discharge of sewage, garbage rubbish, and other solid and liquid materials from watercraft and marinas into the State's waters is regulated. Priority will be given to the enforcement of this law in areas such as significant fish and wildlife habitats, beaches, and public water supply intakes, which need protection from contamination by vessel wastes. Also, specific effluent standards for marine toilets have been promulgated by the NYS Department of Environmental Conservation (6 NYCRR, Part 657).

Due to the absence of private marinas and the limited number of municipal or private docks, problems involving the discharge of vessel wastes have not been identified in the coastal waters of the Village and Town. However, should the shoreline areas of the lands held by the New York Power Authority (NYPA) or the Ogdensburg Bridge and Port Authority (OBPA) be sold or leased for marina development, then pumpout facilities would become essential in order to handle discharges from marine holding tanks.

POLICY 35 **DREDGING AND DREDGE SPOIL DISPOSAL IN COASTAL WATERS WILL BE UNDERTAKEN IN A MANNER THAT MEETS EXISTING STATE DREDGING PERMIT REQUIREMENTS, AND PROTECTS SIGNIFICANT COASTAL FISH AND WILDLIFE**

HABITATS, SCENIC RESOURCES, NATURAL PROTECTIVE FEATURES, IMPORTANT AGRICULTURAL LANDS, AND WETLANDS.

Explanation of Policy. (Ref: Plates 3 and 11)

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs. Such dredging projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands, and other important coastal resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation and proper siting of the dredge spoil disposal site. Dredging permits will be granted by DEC if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy State dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law (Articles 15, 24, 25, and 34), and are consistent with policies pertaining to the protection of coastal resources (State Coastal Management Policies 7, 15, 24, 26 and 44).

Dredging and dredge spoil disposal issues and problems do not presently exist in the coastal waters of the Town and Village. However, the availability of NYPA or OBPA lands for development could induce proposals to dredge in either shallow bay areas or around the mouths of streams flowing into Lake St. Lawrence. The review of applications for dredging should consider achieving a balance between protective measures for the water quality of Sucker Brook and Coles Creek and for the important fish and wildlife habitats at Brandy Brook, Coles Creek, Sucker Brook and Whitehouse Bay and development measures providing for revitalization and the siting at water-dependent uses.

POLICY 36 **ACTIVITIES RELATED TO THE SHIPMENT AND STORAGE OF PETROLEUM AND OTHER HAZARDOUS MATERIALS WILL BE CONDUCTED IN A MANNER THAT WILL PREVENT OR AT LEAST MINIMIZE SPILLS INTO COASTAL WATERS; ALL PRACTICABLE EFFORTS WILL BE UNDERTAKEN TO EXPEDITE THE CLEANUP OF SUCH DISCHARGES; AND RESTITUTION FOR DAMAGES WILL BE REQUIRED WHEN THESE SPILLS OCCUR.**

Explanation of Policy.

NYS Environmental Conservation Law (Section 37-0101(2) defines substances hazardous to the environment as, "substances which, because of their toxicity, magnification or concentration within biological chains, present a demonstrated threat to biologic life cycles when discharged into the environment."

The shipment of petroleum and the potential shipment of hazardous wastes, or toxic substances

through the Seaway system carries with them the continual risk of spills. A major spill in the river upstream from Lake St. Lawrence could jeopardize water quality to fish and wildlife habitats and recreational activities in the local waterfront area.

Safety and spillage containment considerations must be incorporated into the design of storage facilitated for petroleum or other hazardous materials, when such facilities are allowed by the Town Development Code or the Village Zoning Ordinance. For example, above-ground tanks shall be mounted on a concrete pad with a lip or curb to contain spillage. Applicants or contractors shall consult the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation (DEC) to determine acceptable safety standards for proposed fuel facilities. All agencies and applicants must follow new DEC regulations regarding petroleum bulk storage regulations (6 NYCRR Parts 610, 612, 613, and 614.

POLICY 37 **BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NON-POINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO COASTAL WATERS.**

Explanation of Policy

Best management practices used to reduce these sources of pollution include but are not limited to, encouraging organic farming and pest management principles, soil erosion control practices, and surface drainage control techniques. Construction projects in the coastal area must have erosion control devices (e.g., retaining walls or temporary coverage of bare soil with straw mulch) in place when the ground is being disturbed.

Guidelines regulating development or construction to be used in implementing this policy include the following:

1. Runoff or other non-point pollutant sources from any specific development must not be greater than would be the case under natural conditions. Appropriate techniques to minimize such efforts shall include, but not be limited to, the use of stormwater detention basins, rooftop runoff disposal, rooftop detention, parking lot storage and cistern storage.

2. The construction site, or facilities, should fit the land, particularly with respect to its limitations.

3. Natural ground contours should be followed as closely as possible and grading minimized.

4. Areas of steep slopes, where high cuts and fills may be required, should be avoided.

5. Extreme care should be exercised to locate artificial drainageways so that their final gradient and resultant discharge velocity will not create additional erosion problems.

6. Natural protective vegetation should remain undisturbed if at all possible; otherwise plantings should compensate for the disturbance.

7. The amount of time that disturbed ground surfaces are exposed to the energy of rainfall and runoff water should be limited.

8. The velocity of the runoff water on all areas subject to erosion should be reduced below that necessary to erode the materials.

9. A ground cover should be applied sufficient to restrain erosion on that portion of the disturbed area undergoing no further active disturbance.

10. Runoff from a site should be collected and detained in sediment basins to trap pollutants which would otherwise be transported from the site.

11. Provision should be made for permanent protection of downstream banks and channels from the erosive effects of increased velocity and volume of runoff resulting from facilities constructed.

12. The angle for graded slopes and fills should be limited to an angle no greater than that which can be retained by vegetative cover or other erosion control devices or structures.

13. The length as well as the angle of graded slopes should be minimized to reduce the erosive velocity of runoff water.

14. Rather than merely minimize damage, take the opportunity to improve site conditions wherever practicable.

POLICY 38 **THE QUALITY AND QUANTITY OF SURFACE WATER AND GROUND-WATER SUPPLIES WILL BE CONSERVED AND PROTECTED, PARTICULARLY WHERE SUCH WATERS CONSTITUTE THE PRIMARY OR SOLE SOURCE OF WATER SUPPLY.**

Explanation of Policy. (Ref: Plate 4)

Groundwater is the sole source of potable water for the Village and Town of Waddington. Heavily concentrated development or uses which would draw very large quantities of groundwater available to existing users. Uses which discharge large amounts of effluent or handle toxic substances must be guided to locations which would not jeopardize the quality of groundwater or groundwater recharge.

POLICY 39 **THE TRANSPORT, STORAGE, TREATMENT, AND DISPOSAL OF SOLID WASTES, PARTICULARLY HAZARDOUS WASTES,**

WITHIN COASTAL AREAS WILL BE CONDUCTED IN SUCH A MANNER SO AS TO PROTECT GROUNDWATER AND SURFACE WATER SUPPLIES, SIGNIFICANT COASTAL FISH AND WILDLIFE HABITATS, RECREATION AREAS, IMPORTANT AGRICULTURAL LANDS, AND SCENIC RESOURCES.

Explanation of Policy

Solid wastes include sludge from air or water pollution control facilities, demolition and construction debris, and industrial and commercial waste. Examples of solid waste management facilities include resource recovery facilities, sanitary landfills and solid waste reduction facilities. Although a fundamental problem associated with the disposal and treatment of solid wastes is the contamination of water resources, other related problems may include: filling of wetlands and littoral areas, atmospheric loading, and degradation of scenic resources.

Solid wastes and, in particular, hazardous materials do not pose a threat to water quality in the local waterfront area. There are presently no landfills within the Town or Village. Refuse from both communities is collected by private contractor and hauled to a private landfill in Ogdensburg. With the construction of the St. Lawrence County's proposed solid waste disposal facility in Ogdensburg, solid wastes are likely to be transported on NY Route 37 en route to that facility.

POLICY 40 **EFFLUENT DISCHARGED FROM MAJOR STEAM ELECTRIC GENERATING AND INDUSTRIAL FACILITIES INTO COASTAL WATERS WILL NOT BE UNDULY INJURIOUS TO FISH AND WILDLIFE AND SHALL CONFORM TO STATE WATER QUALITY STANDARDS.**

Explanation of Policy

There are no major steam electric generating or industrial facilities located within the Waddington waterfront area and no such facilities are anticipated. In the event that such facilities are proposed within the waterfront area, review of such projects shall ensure that the facility will "not discharge any effluent that will be unduly injurious to the propagation and protection of fish and wildlife, the industrial development of the state, the public health, and public enjoyment of the receiving waters." The effects of thermal discharges on water quality and aquatic organisms will be considered when evaluating an applicant's request to construct a new steam electric generating facility.

POLICY 41 **LAND USE OR DEVELOPMENT IN THE COASTAL AREA WILL NOT CAUSE NATIONAL OR STATE AIR QUALITY STANDARDS TO BE VIOLATED.**

Explanation of Policy

This Local Waterfront Revitalization Program incorporates the air quality policies and programs developed for the State by the Department of Environmental Conservation pursuant to the Clean Air Act and State Laws on air quality. The requirements of the Clean Air Act are the minimum air quality control requirements applicable within the waterfront area.

To the extent possible, the State Implementation Plan will be consistent with the lands and water use policies of this local program. Conversely, program decisions with regard to specific land and water use proposals and any recommendations with regard to specific sites for major new or expanded energy, transportation, or commercial facilities will reflect an assessment of their compliance with the air quality requirements of the State Implementation Plan.

POLICY 42 **COASTAL MANAGEMENT POLICIES WILL BE CONSIDERED IF THE STATE RECLASSIFIES LAND AREAS PURSUANT TO THE PREVENTION OF SIGNI-FICANT DETERIORATION REGULATIONS OF FEDERAL CLEAN AIR ACT.**

Explanation of Policy

The policies of the State CMP and the LWRP concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change the prevention of significant deterioration land classifications in coastal regions or adjacent areas.

POLICY 43 **LAND USE OR DEVELOPMENT IN COASTAL AREA MUST NOT CAUSE THE GENERATION OF SIGNIFICANT AMOUNTS OF THE ACID RAIN PRECURSORS: NITRATES AND SULFATES.**

Explanation of Policy

The Town's Local Water front Revitalization Program incorporates the State's policies on acid rain. As such, the local program will assist in the State's efforts to control acid rain. These efforts to control acid rain will enhance the continued viability of coastal fisheries, wildlife, agricultural, scenic and water resources.

POLICY 44 **PRESERVE AND PROTECT TIDAL AND FRESHWATER WETLANDS AND PRESERVE THE BENEFITS DERIVED FROM THESE AREAS.**

Explanation of Policy. (Ref: Plate 9)

Freshwater wetlands include marshes, swamps, bogs, and flats supporting aquatic and semi-aquatic vegetation and other wetlands so defined in the NYS Freshwater Wetlands Act and the

NYS Protection of Waters Act.

Extensive freshwater wetlands lie in the forest/wetlands complex east of the Norwood and St. Lawrence Railroad. These wetlands, which contribute to the locally significant habitat there, are not subject to threats from development pressure. Lesser wetlands are found around the mouth of Sucker Brook and Brandy Brook and on state park lands east of Brandy Brook. A few isolated pockets of wetlands are located between Whitehouse Bay and the Village's western limits. All of these wetlands embody recreational, aesthetic and/or ecological benefits. Specifically, the benefits derived from the preservation of freshwater wetlands include, but are not limited to:

- -- habitat for wildlife and fish, and contribution to associated aquatic food chains, and indirectly, to the local economy;
- -- erosion, flood, and storm control;
- -- natural pollution treatment;
- -- groundwater protection;
- -- recreational opportunities;
- -- educational and scientific opportunities; and
- -- aesthetic open space in many otherwise densely developed areas.

SECTION IV

PROPOSED USES AND PROJECTS

This section sets forth plans for the future of the Village and Town waterfront areas. Local planning and resource management efforts are drawn together herein with the aim of promoting beneficial use of coastal resources. Officials of the two communities intend to foster revitalization and economic development within an environmentally sound land use framework---one which will protect and enhance the resource base rather than deplete or degrade it.

I. PROPOSED LAND USES

Proposed land uses for the waterfront are addressed under five categories for the Village (Public/Semi-Public, Village Core Commercial, Tourism/Recreation Commercial, One- and Two-Family Residential, and Multiple-Family Residential), and four categories for the Town (Public/Semi-Public, Rural Development, Limited Development, and Natural Resources). The distribution and general characteristics of proposed land uses are described below under separate headings for the Village and Town:

A. VILLAGE (See Plate 22)

1. **Public/Semi-Public.** The proposed future distribution of uses in this category is essentially the same as shown on Plate 20 - Existing Land and Water Uses (in Section IV) - with two exceptions.

   First, a vacant parcel located between Hamilton and Pine Streets is proposed as Public/Semi-Public. Secondly, the holdings of the Ogdensburg Bridge and Port Authority on Clark Point have been removed from this category assuming their eventual sale to, and development by, private sector interests.

   The principal types of uses in this category would be unchanged from those described in Section II: flood control, public access and recreation, sewage treatment, water supply, post office, churches, etc. Intended expansion of public access and recreation is treated under PROPOSED PROJECTS later in this section.

2. **Village Core Commercial.** A limited expansion of uses in this category is proposed for Main Street, primarily as infill or conversions. The types of uses envisioned are small ships and stores providing goods and services to the permanent residents of the area.

3. **Tourism/Recreation Commercial.** Two areas are proposed in this category: the OBPA holdings on Clark Point and the existing golf course between Sucker Brook and Little Sucker Brook. Motels, restaurants, taverns, marine supplies and services, and other tourism-related and recreational resort uses are intended.

4. **One- and Two-Family Residential.** The remainder of the waterfront area, excluding a small area along the north side of St. Lawrence Avenue, is proposed to be one- and two-family residential.

5. **Multiple-Family Residential.** The excluded area mentioned above is proposed for multiple-family use.

B. TOWN (See Plate 22)

1. **Public/Semi-Public.** As in the case of the Village, proposed public and semi-public uses in the Town correspond with those on Plate 20, with the exception that portions of the New York Power Authority's holdings have been removed from this category. This reflects the anticipated sale of various parcels for private development.

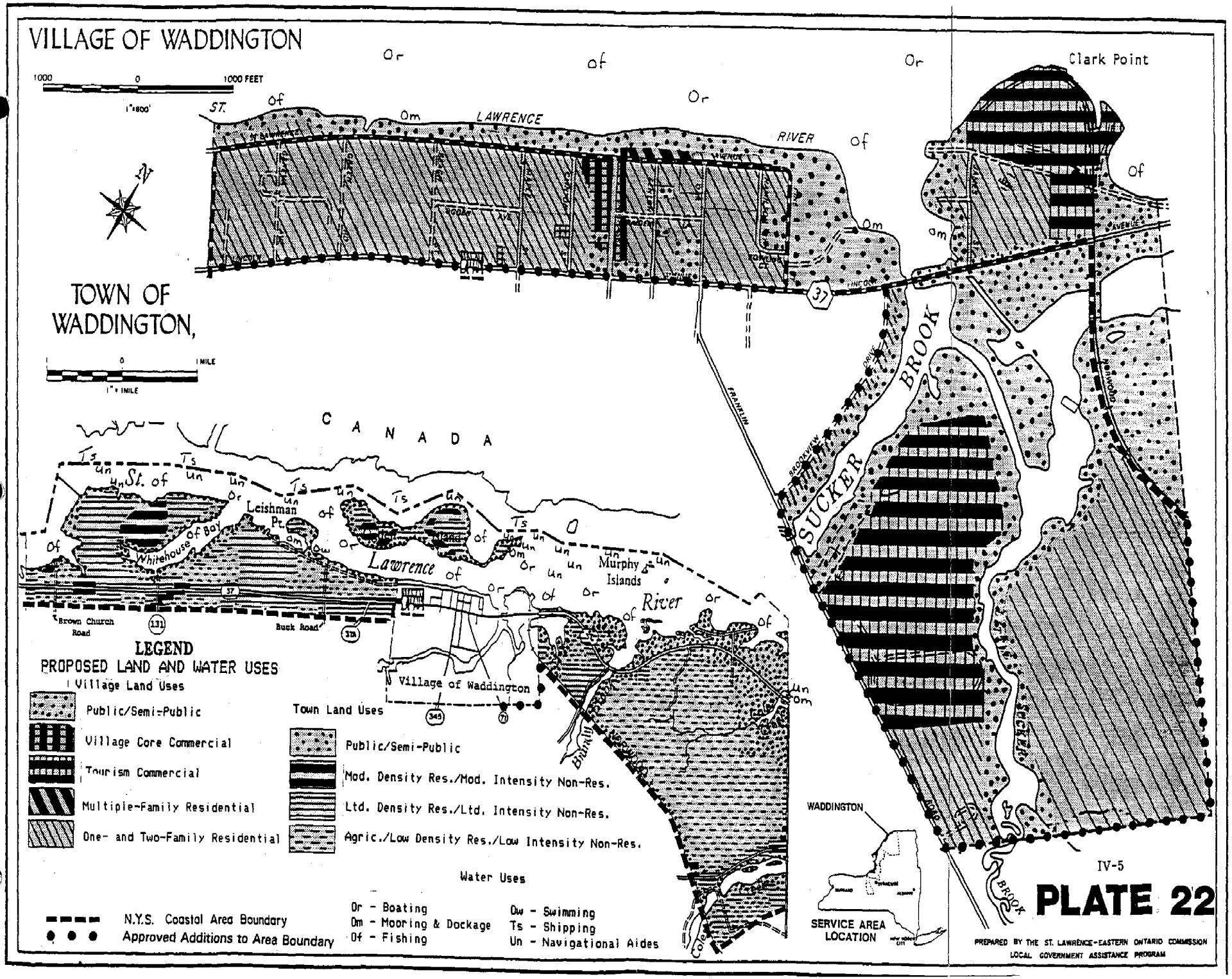
   Flood control, State park land and Town public access and recreation are the intended public/semi-public uses.

2. **Moderate Density Residential/Moderate Intensity Non-Residential.** This category of land uses is proposed to occur in the central area between Whitehouse Bay and the Iroquois Dam, on small portions of Ogden Island, in several small pockets along NY Route 37 to the west of the Village, and in a small area near the Town's eastern boundary in the southeast part of the Town. A mix of residential and non-residential uses is anticipated with greater density and intensity favored because of more suitable soil conditions and minimal impact on valuable or sensitive resources.

3. **Limited Density Residential/Limited Intensity Non-Residential.** West of the Village, the distribution of uses in this category would occupy two large areas between Whitehouse Bay and the Iroquois Dam, a large area east of Whitehouse Bay, portions of Ogden Island, and most of the frontage along NY Route 37, River Road (the westerly extension of St. Lawrence Avenue out from the Village), Brown Church Road, Route 131, Buck Road, and NY Route 37A. East of the Village, this category of uses would occupy small pockets in the vicinity of Brandy Brook and near Coles Creek in the southeast part of the Town.

   The uses proposed in these areas are primarily residential mixed with occasional non-residential types depending on the suitability of specific sites. In both cases, the density or intensity of use would be limited in recognition of development limitations imposed by soil types.

4. **Agricultural/Low Density Residential/Low Intensity Non-Residential.** Uses in this category would occupy various pockets of land along NY Route 37 to the west of the Village, a small area in the southeastermost part of the Town, and a vast area south of NY Route 37 east of Brandy Brook. Proposed uses in these areas would be agricultural, residential uses on large lots, and occasional non-residential uses where determined to be compatible with the valuable and sensitive resources present.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1"=800'
TOWN OF WADDINGTON,
1 0 1 MILE
1" = 1 MILE
ST. LAWRENCE RIVER
Clark Point
SUCKER BROOK
FRANKLIN
BROOKVIEW DRIVE
CANADA
Leishman Pt.
Whitehouse Bay
Lawrence River
Murphy Islands
Brown Church Road
Buck Road
Village of Waddington
LEGEND
PROPOSED LAND AND WATER USES
Village Land Uses
Public/Semi-Public
Village Core Commercial
Tourism Commercial
Multiple-Family Residential
One- and Two-Family Residential
Town Land Uses
Public/Semi-Public
Mod. Density Res./Mod. Intensity Non-Res.
Ltd. Density Res./Ltd. Intensity Non-Res.
Agric./Low Density Res./Low Intensity Non-Res.
Water Uses
Or - Boating
Om - Mooring & Dockage
Of - Fishing
Ow - Swimming
Ts - Shipping
Un - Navigational Aides
N.Y.S. Coastal Area Boundary
Approved Additions to Area Boundary
WADDINGTON
SERVICE AREA LOCATION
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

IV-5

PLATE 22

PROPOSED WATER USES

Proposed water uses are basically the same as existing water uses shown on Plate 20. Two notable changes are envisioned for the Town's waterfront area: a private marina between Leishman Point and the mainland, and docking facilities on the southern side and eastern tip of Ogden Island. In the Village's waterfront, private marina facilities are proposed for the mouth of Sucker Brook. (See Plate 22).

PROPOSED PROJECTS

The objectives of the proposed projects described in the remainder of this section are to stimulate tourism development in the waterfront area and to improve the quality of life for local residents. Only public access and recreation projects are addressed since the development of private water-dependent and water-enhanced facilities for tourism will depend entirely on the extent of future land sales (or leases) by the New York Power Authority.

A. VILLAGE

1. **Whittaker Park Improvements.** (See Figure 5) This project entails overall rehabilitation and improvement of the Village's 30-year old Whittaker Park as follows:

    a. Existing Boat Launch-repave the launch ramp, add a turn-around so vehicles can back down the ramp to off-load boats, a gravel parking area for vehicles and trailers adjacent to the sewer plant. Presently parking along the access road cuts off access to the ramp and the facility cannot be used or it is "filled up" after a limited number of launches.

    b. Ballfields-add new clay infields and replace the backstop fencing. The existing fencing is almost 30 years old and needs replacement. Add dugouts and lighting for baseball field.

    c. Swingsets (3)-replace these 30 year old units with new swingsets with at least one handicapped access swing unit.

    d. Courts (2 Tennis, 2 Basketball)-replace existing fencing, backstop facings, add a new court paint system, and upgrade lighting.

    e. Play equipment at tots area-replace existing equipment with new and with handicapped access units.

    f. Rest Rooms-refurbish the existing single male, single female bathrooms (total of 1 urinal, 1 water closets, 2 sinks) with new stalls and equipment. Place an outside ramp into each door, make doors larger, make rest rooms accessible to the handicapped.

g. Parking along Pine Street-repave and provide handicapped signage.

h. Walks and picnic area-pave walk system for handicapped access. Provide paved area for handicapped access to fishing at rail along River (two locations). Add ten picnic tables along River with two sites paved and with wheelchair accessible picnic table.

2. **River Front Park Improvements.** (See Figure 6) As in the case of Whittaker Park to the east, the 30-year old River Front Park is proposed to be rehabilitated and improved as follows:

a. Walkways-pave all existing walkway (Clinton to Pine Street), add a paved walkway connecting to Main Street walks, extend walkway to Platele Street walks (Clinton to Platele Street).

b. Fish access-pave fishing access spots (3) along walkway at rail on River edge making them accessible to handicapped.

c. Boat launch ramp-construct a new boat launch ramp at the end of Main Street, pave a drive to this ramp.

d. Village Public Dock at end of Main Street-add driven piling sheets (25' long) 200' of shoreline to permit docking of transient boats for access to park, shopping and restaurants. Redo planking on existing dock. Existing dock is fixed elevation dock and does not easily allow docking under fluctuating water levels.

e. Sewer pumpout facility-provide a pump and new gravity sewer line into the adjacent existing sewer pump station at the Main Street Public Dock so that River boat traffic can empty their sewage.

f. Parking lot at end of Clinton Street-repave and relocate hydrant out of lot or provide barrier for protection of hydrant.

g. Existing small pavilion-add paved floor to make accessible for handicapped and add paved walk to park walk system.

3. **Multipurpose Pavilion.** (See Figure 5)

Erect a multiuse covered pavilion 225' x 125' on two acre vacant parcel (253' x 355') of donated land. Parcel is directly adjacent to Whittaker Park bounded by Pine Street on the east and Hamilton Street on the south and west. Pavilion to have a paved floor, no exterior walls, is to be roofed and lit on the interior. It is to be used for a covered

picnic area and program area in the spring/summer/fall and for public ice skating and hockey in the winter. Dasher boards from existing outdoor rink to be used on new facility.

Cost estimates for these three projects are as follows:

Picnic Tables	$ 4,000
Rehab of Existing Small Pavilion	1,000
Construction of New Pavilion	201,500
Rehab of Existing Ballfields	5,800
New Tot Lot Equipment	3,000
Rehab of 2 Tennis Courts	7,500
Rehab of 2 Basketball Court	7,700
1,500 ft. of New Walkways)	
4,000 ft. of Rehab Walkways)	7,000
200 ft. of Roadway	9,000
20 Expanded Parking Spaces)	
60 New Parking Spaces)	16,500
60 Rehabilitated Parking Spaces)	
Lighting (Ballfield, Courts, New Pavilion)	27,000
Boat Hold Tank Pumpout	5,060
Boat Launch Expansion, Repaving	15,000
200' of Sheeting for New Berths	70,000
5 Fishing Access Sites	
Subtotal	$ 382,000
Administrative Costs	5,000
Architectural & Engineering Fees	33,000
TOTAL	$ 420,000

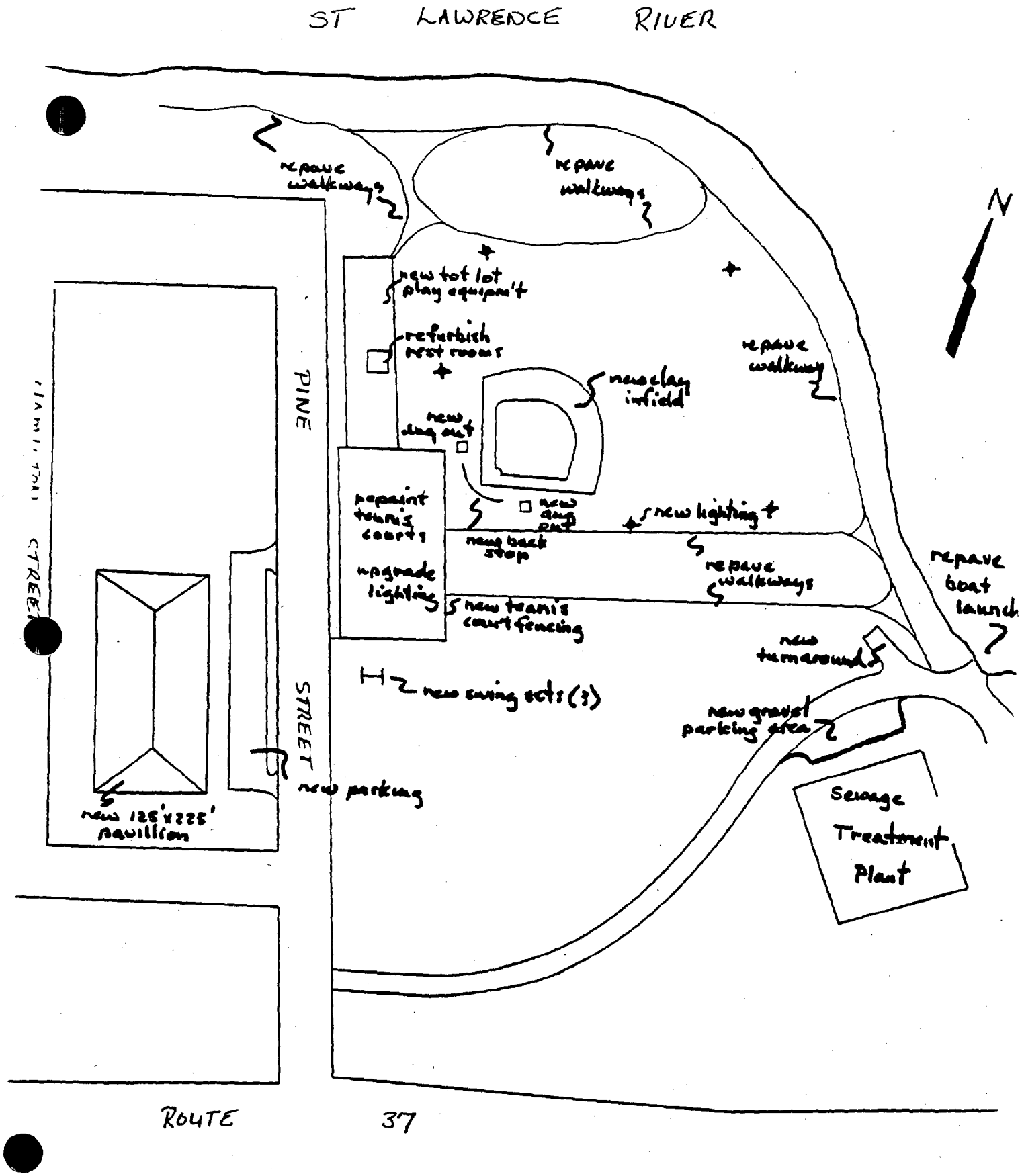


Fig. 5
Whittaker Park and
Multipurpose Pavilion

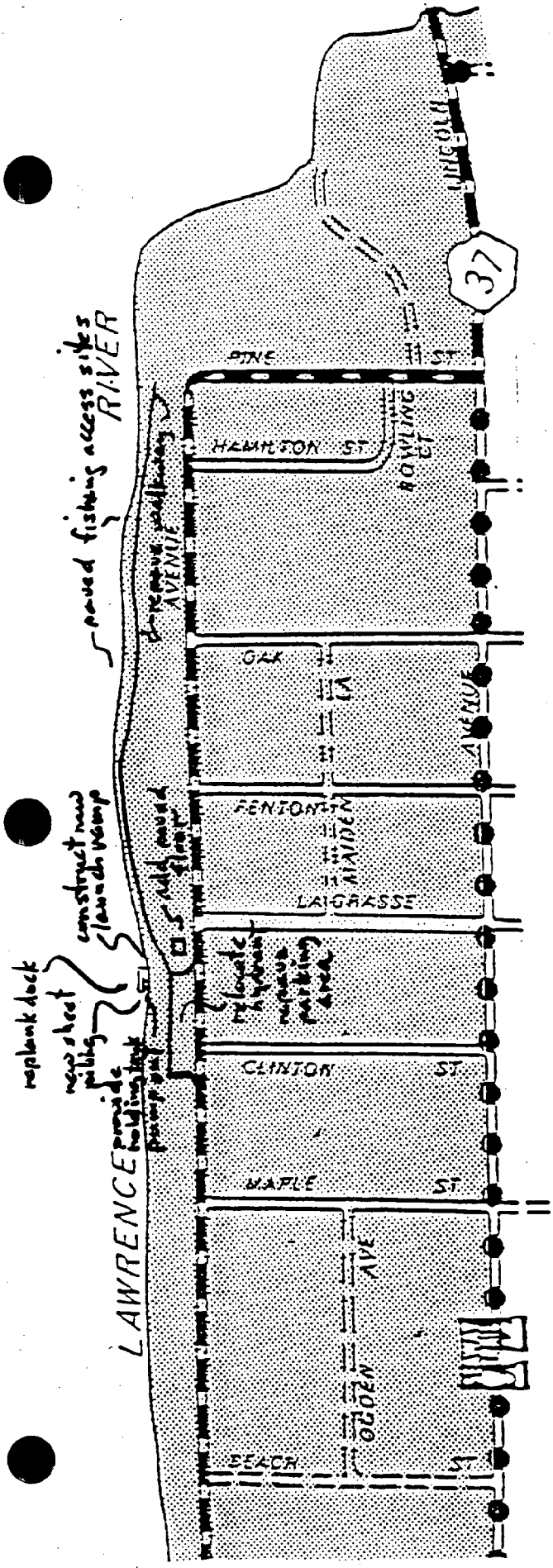


Fig. 6
River Front Park Improvements

B. TOWN

1. **Waddington Beach Improvements.** (See Figures 7 and 8) This project involves the expansion of public access and recreation facilities at the Town's beach and park site along the easterly side of Leishman Point. Figure 7 illustrates the overall project concept and phasing of improvements. Although each phase is described below, only the first phase is addressed in terms of estimated costs and timing.

   a. Phase I (See Figures 7 and 8) In the first phase, the proposed improvements will concentrate on upgrading and expanding existing beach and picnic facilities. However, a shore fishing access point, an upper parking area, and a looped walkway system are new features.

-Construction of New Bathhouse/Storage Building	$ 48,000
-Demolition of Old Bathhouse and Old Storage Building	5,000
-Installation of New Septic System	10,000
-Beach Expansion	3,500
-Lower Parking Lot Expansion	13,000
-Drainage Improvements	12,000
-Security Lighting	20,400
-Shore Fishing Access	10,000
-Upper Parking Lot	16,000
-Looped Walkway System	6,000
-Handicapped and Service Access	1,400
-Landscaping	5,000
-General Site Preparation (Grading, Filling, etc.)	13,000
Subtotal	$163,300
-Engineering/Landscape Architectural Services (15%)	24,495
Total	$187,795

   b. Phase II (See Figure 7) The second phase will complete the basic functional improvements by adding a rest room, terraced seating (landscape timbers for the open air theater), a portable band shell/stage, additional landscaping, inner walkways (paved), and a paved handicapped service access to the terraced seating and stage. If sufficient funding is available, Phase II may be undertaken at the same time as Phase I.

   c. Phase III (See Figures 7 and 8) The third and last phase will consist of paving and lower and upper parking areas after adjusting their entrances to open onto a new

road serving future development on Leishman Point. The existing park entrance road from River Road would be closed at that time. If sufficient funding is available and if demand warrants it, the terraced seating would be upgraded with more durable material in this phase.

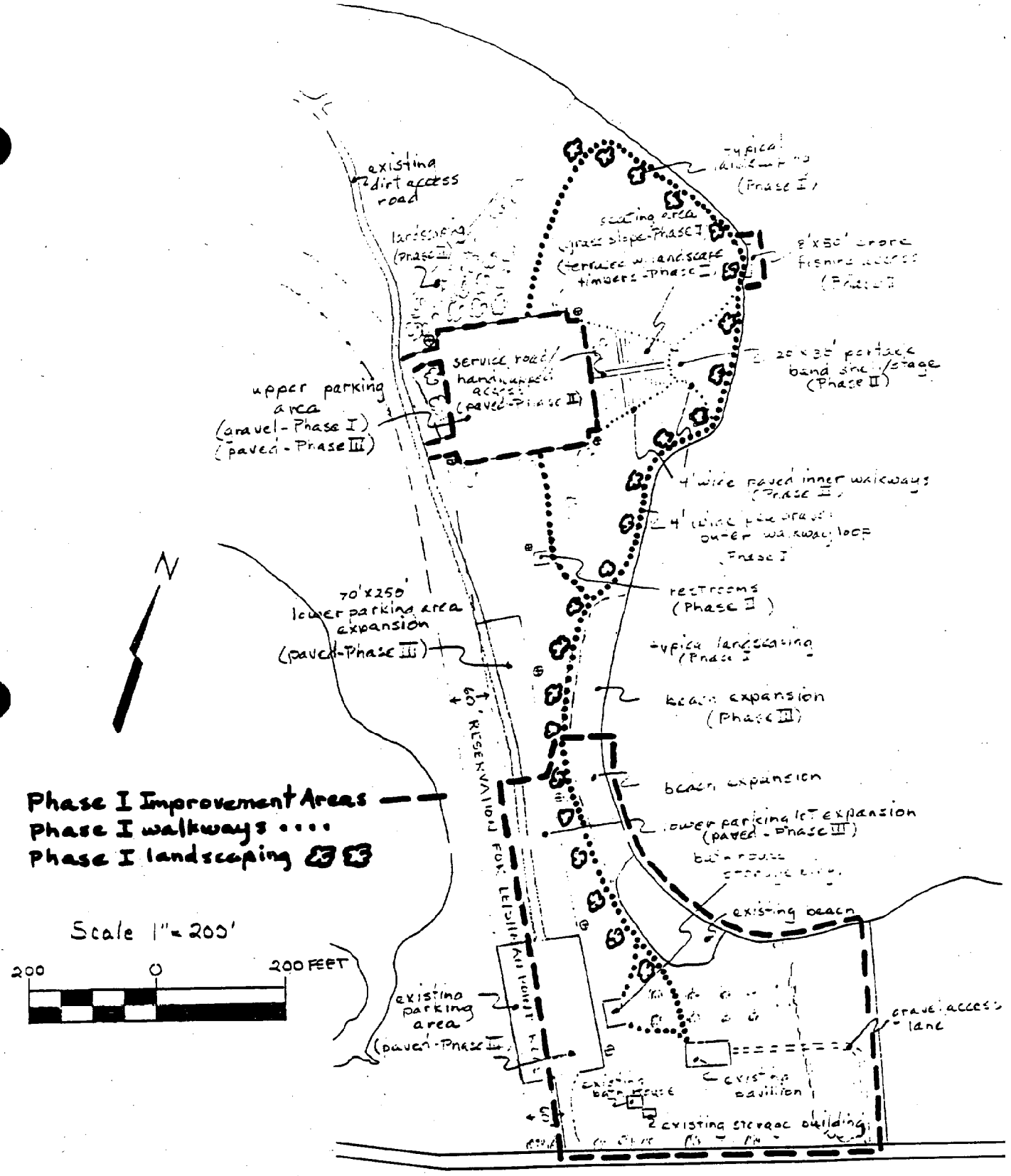


Figure 7
Overall Town Beach and Park Improvements

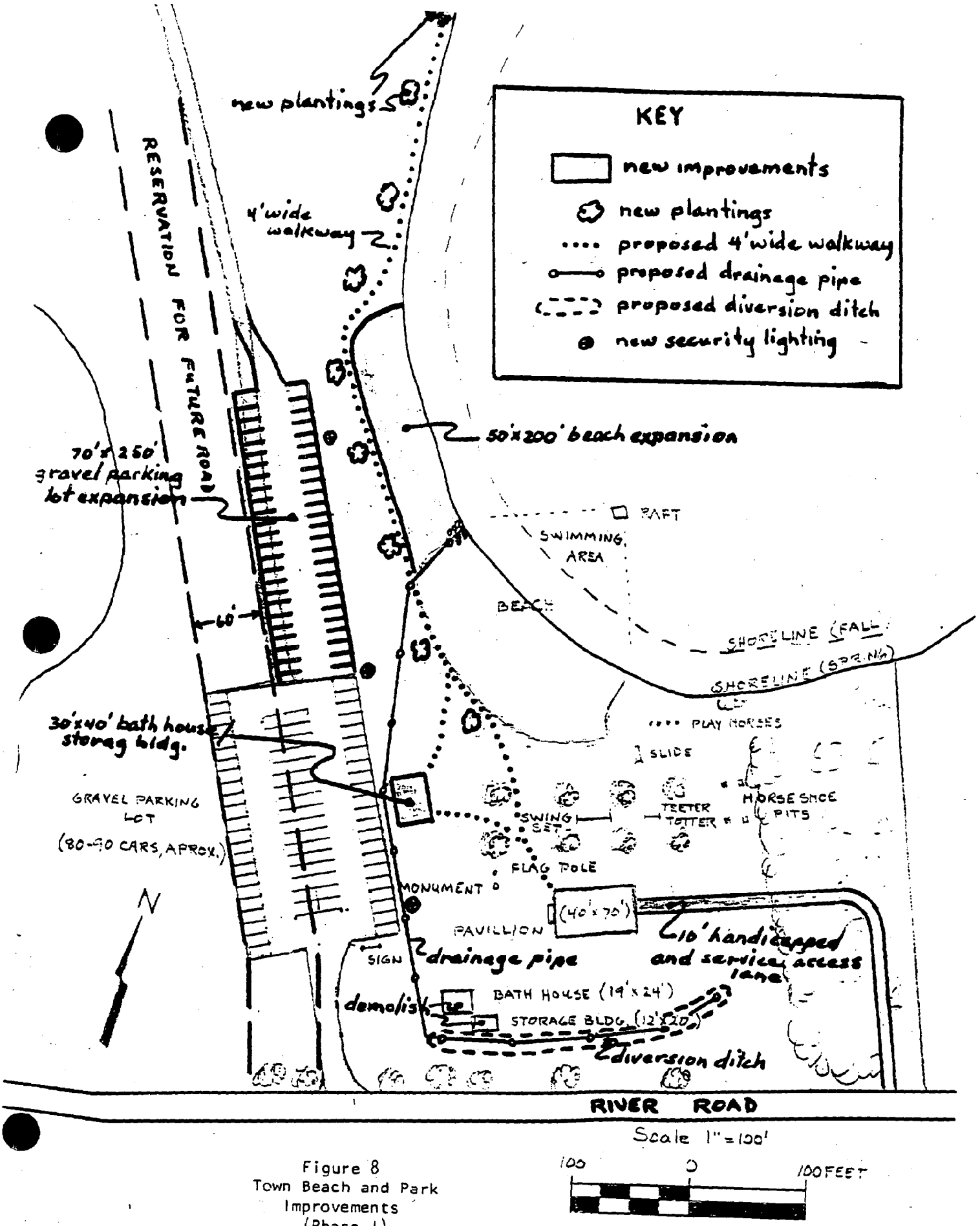


Figure 8
Town Beach and Park
Improvements
(Phase I)

SECTION V

TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM

Implementation of the policies in Section III and the proposed uses and projects in Section IV will depend upon various regulatory, administrative, and financial techniques. These implementation techniques are described in this section under five subheadings:

A. Local Laws and Regulations
B. Other Public and Private Actions
C. Management Structure
D. Financial Resources
E. Actions Implementing Local Policies

A. LOCAL LAWS AND REGULATIONS

1. Existing Local Laws and Regulations

Village. The principal means of regulating land uses and development impacts within the Village are its zoning ordinance and its sewer ordinance.

a. Zoning Ordinance of the Village of Waddington, New York (adopted October 24, 1968). The Village's zoning ordinance consists of 23 sections as follows:

SECTIONS 1, 2, and 3 cover the title, purposes, and definitions, respectively.

SECTION 4 establishes four zoning districts (R-1, One and Two Family Residential; R-2, Multiple Family Residential; B-1, General Business; and I-1, Industrial).

SECTIONS 5 and 6 establish the zoning map (see Plate 23) and provide rules for its interpretation, respectively.

SECTION 7 provides for the applicability of the regulations.

SECTION 8 through 11, inclusive, set forth the permitted uses, required lot sizes, maximum percentage of lot coverage, yard requirements, and requirements for accessory buildings in each of the zoning districts.

SECTION 12 provides supplementary regulations covering dwellings on small lots, corner lots in residential districts, garages on adjoining lots, roadside stands, averaging front yard depth, reduction of lot area, off-street parking, and mobile homes.

SECTION 13 covers non-conforming uses.

SECTIONS 14 through 17, inclusive, provide for enforcement by a Building Inspector, building permit issuance only in conformity with provisions of the zoning ordinance, a certificate of occupancy prior to use or occupancy of land or buildings, and fees for such permit and certificate, respectively.

SECTION 18 provides for actions or proceedings to prevent or correct violations and sets a fine for such violations.

SECTIONS 19, 20, and 21 establish a Board of Appeals, describe its appeal procedures, and specify its powers and duties, respectively.

SECTIONS 22 and 23 cover validity of the zoning ordinance and amendment thereto, respectively.

b. Sewer Ordinance (adopted June 7, 1966). Under 10 Articles, the Village sewer ordinance provides definitions, controls unsanitary waste disposal, prevents untreated discharges, requires private hook-ups to the public sewers when available, controls private sewage disposal systems in unsewered areas, sets forth requirements and specifications for proper installation of building sewers and connections to public sewers, provides for control of stormwater and run-off from entry into the sanitary sewer system, and controls the nature of effluent that may be discharged into the system. The ordinance also sets forth miscellaneous provisions covering prevention of damage to the system, powers and duties of the Superintendent, violations and penalties, conflicts with other ordinances, validity, effective date, and adoption.

Town

a. Town of Waddington Development Code (adopted December 9, 1985). This local law used the zoning powers authorized in Town Law and the broad authority of Municipal Home Rule Law to establish a performance-based method of regulating land use. Although the Development Code has many provisions commonly found in traditional zoning ordinances, it differs significantly by employing Development Suitability Areas (rather than rigid zoning districts) and a system of permits, standards, and board approvals which allows considerable flexibility in the types of land uses possible on any given property. Based on Directions for Tomorrow, an unofficial Town master plan, the Development Code emphasizes protection of natural resources, restriction of land uses in areas with limitations to development and encouragement for land uses in areas with better development suitability.

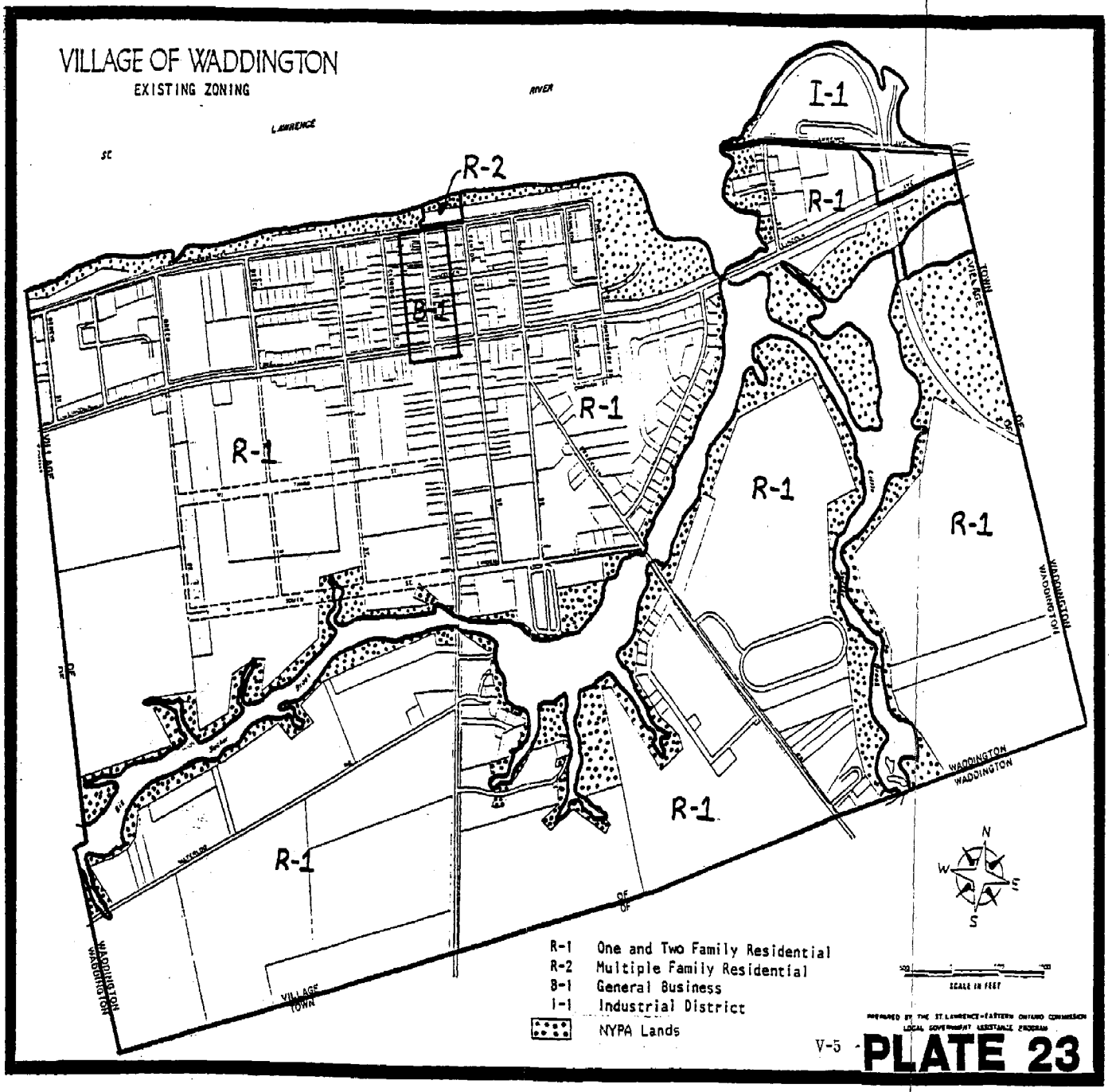

VILLAGE OF WADDINGTON
EXISTING ZONING
LAWRENCE
RIVER
R-2
B-1
R-1
I-1
R-1
R-1
R-1
R-1
R-1
R-1
VILLAGE
TOWN
WADDINGTON
WADDINGTON
WADDINGTON
WADDINGTON
VILLAGE
TOWN
N
W
E
S
R-1 One and Two Family Residential
R-2 Multiple Family Residential
B-1 General Business
I-1 Industrial District
NYPA Lands
SCALE IN FEET
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

PLATE 23

DEVELOPMENT SUITABILITY MAP
(EXISTING)

TOWN OF WADDINGTON

NATURAL RESOURCE AREA

LIMITED DEVELOPMENT AREA

RURAL DEVELOPMENT AREA

EXCLUDED LANDS

OVERLAY AREAS

WATERFRONT AREA

FRESHWATER WETLANDS

FLOODPLAINS

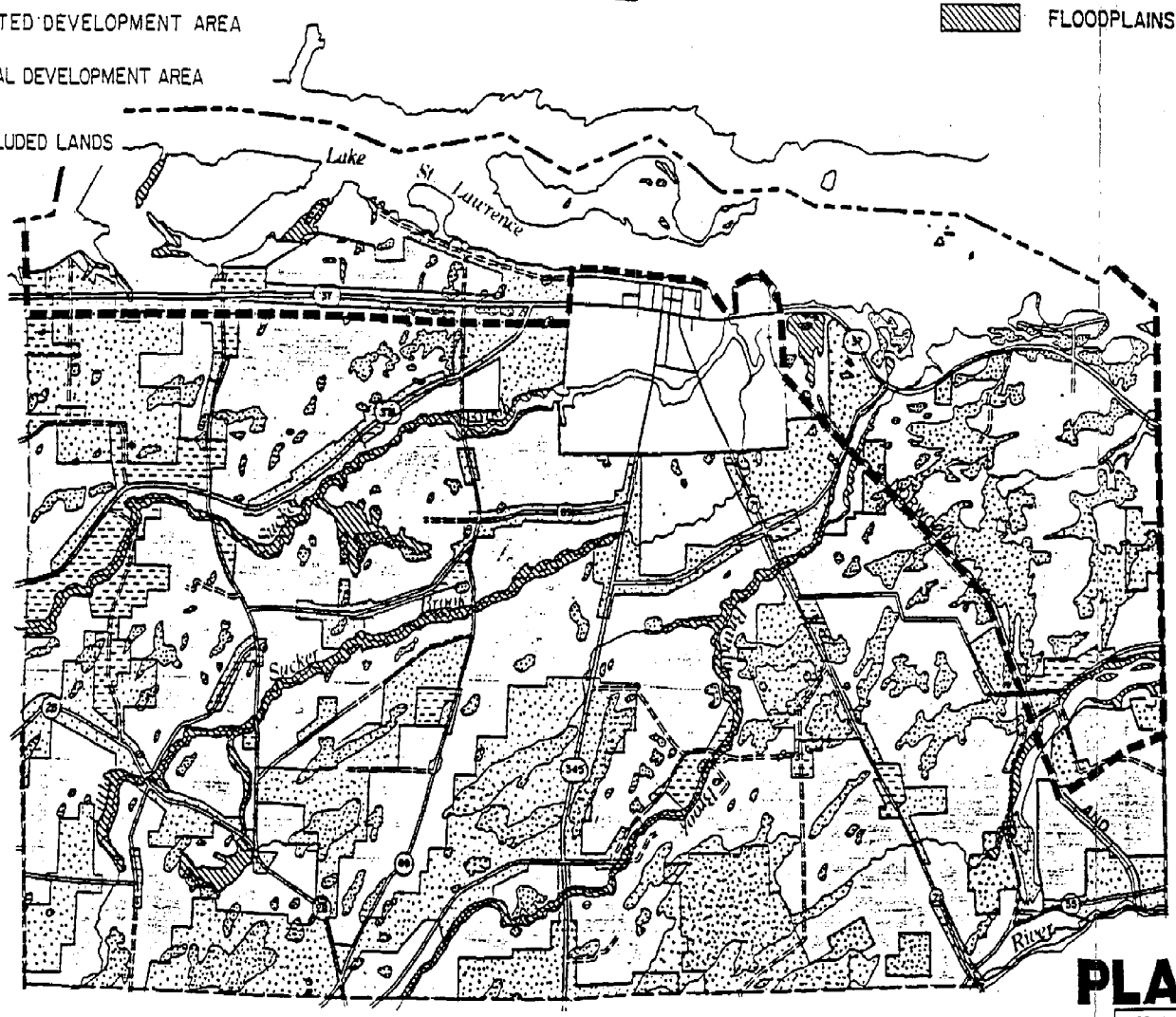


PLATE 24

PREPARATION OR REVISION DATES			
DATE	MADE BY	DATE	MADE BY
9/28/83	O.H.Q.		
10/4/85	" "		
3/6/85	" "		

* The official Development Suitability Map (with property line information at 1 in.=2,000 ft.) is available for inspection at the Town Clerk's office.

The Development Code's six sections are summarized as follows:

SECTION 1, GENERAL PROVISIONS. The first section consists of Introductory Provisions (Authority, Short Title, Effective Date, and Purpose); Development Suitability Provisions (Establishment of Development Suitability Areas, Development Suitability Plate as shown on Plate 24, and Regulation of Development Suitability Areas); and Other Provisions (Applicability, Interpretation, Conflicts, Separability, Violations and Penalties, and Nonconforming Uses, Lots, and Structures).

SECTION 2, DEVELOPMENT SUITABILITY REGULATIONS. Section 2 sets forth the area requirements, compatible uses, and exceptional developments for each Development Suitability Area classification: Natural Resource Areas (NR), Limited Development Areas (LD), and Rural Development Areas (RD). This section also adds special requirements for exceptional developments in all Development Suitability Areas. The requirements of this section are summarized in a Development Suitability Schedule.

SECTION 3, SUPPLEMENTAL REGULATIONS. This section establishes Overlay Regulations for the waterfront area, freshwater wetlands, and floodplain. It provides for the regulation of Mobile Home Courts and Signs. Special setback requirements are included for waterfront lots, multiple frontage lots, averaging for in-fill development, and visibility at intersections. The section also regulates off-street parking, unlicensed motor vehicles, filling and excavating. Finally, the section concludes with Site Plan Review Regulations.

SECTION 4, PERFORMANCE STANDARDS AND CONDITIONS. This section sets down standards for all compatible uses, special uses, and exceptional developments. In addition, it provides conditions that apply to the approvals of special uses and exceptional developments.

SECTION 5, ADMINISTRATION AND ENFORCEMENT. Section 5 covers requirements and procedures for Development Permits; the suthority, powers, and duties of the Development Permit Administrator; and procedures for Planning Board and Town Board approvals. This section also provides for appeals and standardized application requirements.

SECTION 6, DEFINITIONS. The final section lists both general meanings and specific definitions.

b. Town of Waddington Sanitary Regulations (adopted September 12, 1977). These regulations govern the disposal of sewage and the location, design, and construction of new individual sewage disposal systems in the Town. New York State Department of Health standards are incorporated by reference. The repair, alteration, or enlargement of existing systems must comply with these regulations. Provisions are included for approval of alternative and innovative systems, site inspections, permits, and enforcement.

Assessment

Village regulatory techniques for implementing the policies and purposes of this program were presently inadequate. Although the zoning and sewer ordinances addressed many of the applicable development and water quality policies in Section III, an array of other policies were addressed only peripherally or not at all. Also, the proposed land uses of Section IV could not be implemented by the Zoning Ordinanace.

Those policy areas which lacked regulatory means of implementation are as follows:

(1) promotion of water-dependent and water-enhanced uses;

(2) protection, restoration, and recreational use of fish and wildlife habitats;

(3) protection of public access and recreation sites from the negative impacts of adjacent private development and emphasis on public access as a multiple use;

(4) protection of historic, archeological, and scenic resources; and

(5) control of non-point water pollution and surface water quality.

The balance of applicable policies relies on either state or federal regulations or local non-regulatory measures.

The Town's Development Code, on the other hand, would fully implement those policies and purposes of this program applicable to its waterfront area. While the code was structured to guide future land use and development based on suitability and protection of natural resources, it was also designed with specific regulatory means for implementing coastal policies. The Waterfront Area Overlay was included with the provision that uses therein, if subject to site plan review requirements of the code, would be reviewed using the policies of this program as standards.

One and two-family residential uses, agricultural uses and structures and structural additions under 500 sq. ft. in area were exempted from site plan review. Although such development would not be subject to the coastal policies directly, their future distribution and impacts would be adequately handled by the basic arrangement of Development Suitability Areas and the performance standards within the code. The Town's Sanitary Code is one such performance standard.

Land subdivision is the only activity for which the Development Code would not provide adequate regulatory means of implementing the program's policies and purposes. The potential sale and development of New York Power Authority surplus lands draws attention to this shortcoming.

2. Additional Local Laws and Regulations Adopted to Implement LWRP

To resolve shortcomings in their existing regulatory means for implementing this program, the Village and Town enacted the following:

Village

a. Amendments to the Zoning Ordinance.

(1) Section 2. Purposes: This section was amended to include implementation of the policies and purposes of the Local Waterfront Revitalization Program as one of the purposes of the zoning ordinance.

(2) Section 4. Districts: The amendment of this section created a Waterfront Overlay District wherein all uses, except one- or two-family residential uses, will be subject to site plan review as described under item d. below.

(3) Section 5. Plate: This amendment entailed the adoption of a new zoning map (See Plate 25) to clarify existing district boundaries and to delineate the aforementioned Waterfront Overlay District.

(4) SECTION 15. Building Permit: Site Plan Review was added as an amendment to this section. Prior to the issuance of a building permit, a site plan will be required for review and approval by the Village Planning Board. State and local coastal policies are included as standards for the site plan review.

b. LWRP Consistency Law. As is expected of all communities with LWRP's approval by the NYS Secretary of State, an LWRP Consistency Law was enacted by the Village of Waddington. This local law would obligates each board, office, officer, or agency of the Village to undertake proposed actions in the waterfront area in a manner consistent with the policies and purposes of the LWRP. Local consistency review procedures would be provided in such Law.

Town

a. Development Code Amendments.

(1) Section 1, Paragraph 1.22, Development Suitability Plate: Prior to adoption in 1985, the proposed Development Suitability Plate was adjusted to remove any and all public lands from the Development Suitability Areas. Proposed land sales by the New York Power Authority have pointed the need to review the map. All land in the Town--public or private--was classified into Development Suitability Areas. (See Plate 26)

(2) Section 3, Paragraph 3.11, Waterfront Area was amended to include the actual State and local policies of the LWRP in an appendix to the Development Code rather than simply referring to those set forth in the Joint Local Waterfront Revitalization Program.

(3) Site Plan Review Regulations. Although the Development Code gives Waddington Planning Board authority to review and approve, approve with modifications, or disapprove site development plans, no specific regulations are included for specifying site plan content, review procedures, or approval standards. Separate regulations were adopted by the Planning Board (subject to Town Board approval) for this purpose.

(4) Subdivision Regulations. Given the potential for substantial land subdivision associated with the anticipated sale of NYPA lands, subdivision regulations will be necessary. Although the Town Board originally gave its Planning Board subdivision review authority in the resolution which created it, no subdivision regulations were actually prepared. The Planning Board has prepared and adopted such regulations which has been approved by the Town Board. The Town Board adopted a separate local law for enforcement of subdivision regulations.

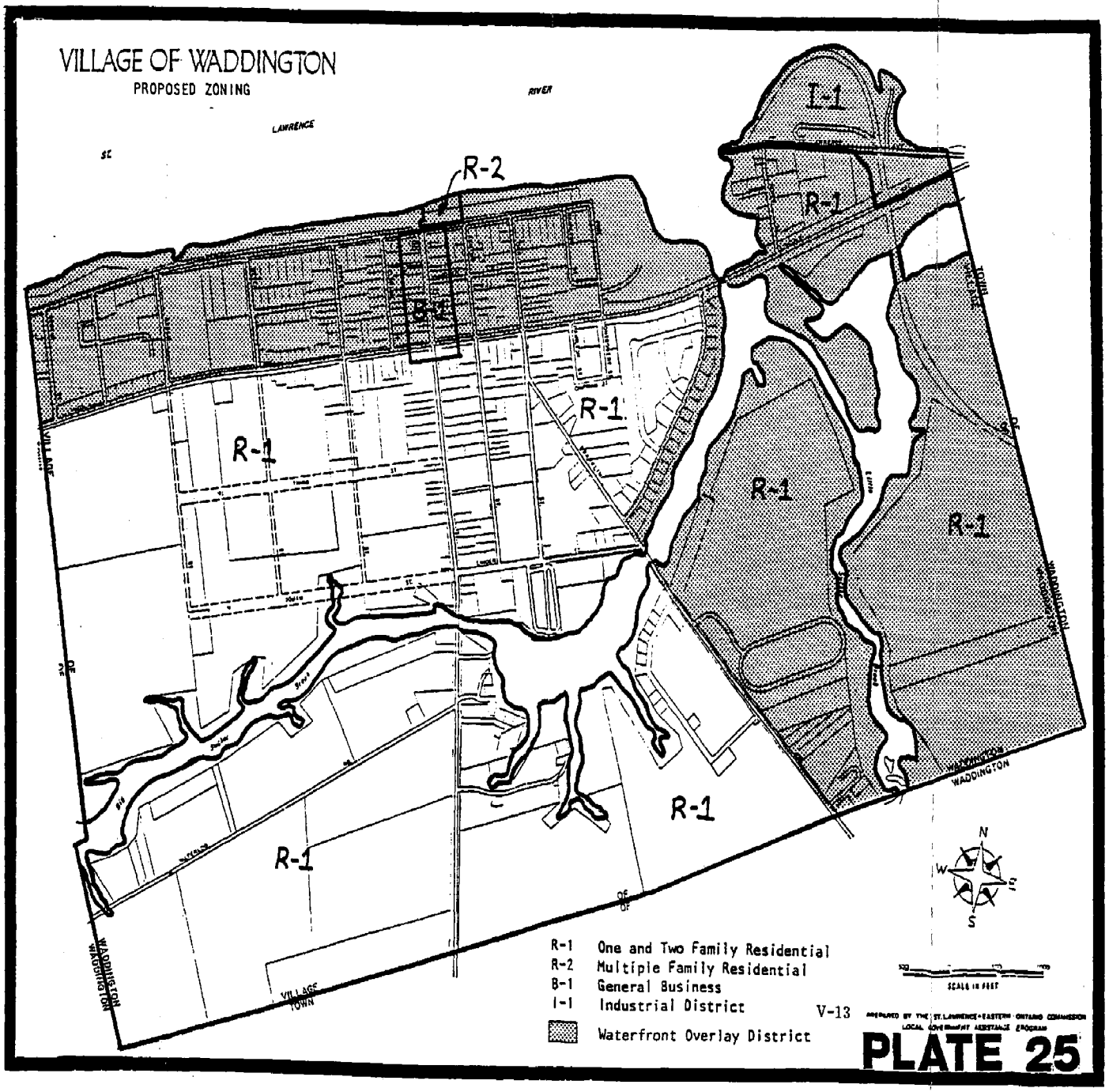
(5) LWRP Consistency Law. The Town has adopted an LWRP Consistency Law comparable to that described above for the Village.

B. OTHER PUBLIC AND PRIVATE ACTIONS

Village/Town

1. Sale of NYPA Lands. This section is the most significant for revitalization and economic development activity in the Village and Town waterfront areas. Land held idle since the construction of the St. Lawrence Power Project will be reintroduced to the private market. With aggressive and widespread marketing measure, it is reasonable to expect new second home development and, possibly, the attraction of resort and private recreation interests. No other areas along the N.Y. side of the St. Lawrence River have such potential; and none were afforded such an opportunity for overall planned and coordinated development. The NYPA lands hold much promise for avoiding the piecemeal and often overdeveloped character evident in many portions of the Thousand Islands. Careful land use guidance, control for good design, and sensitive treatment regarding scenic views, public access, impacts on fish and wildlife habitats and physical limitations to development will be needed.

   The New York Power Authority should work closely with the Village and Town---as well as with other county, state, and federal agencies---to optimize economic benefits within a sound resource management framework.


VILLAGE OF WADDINGTON
PROPOSED ZONING
RIVER
LAWRENCE
ST
R-2
B-1
R-1
R-1
R-1
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R-1
I-1
R-1
VILLAGE
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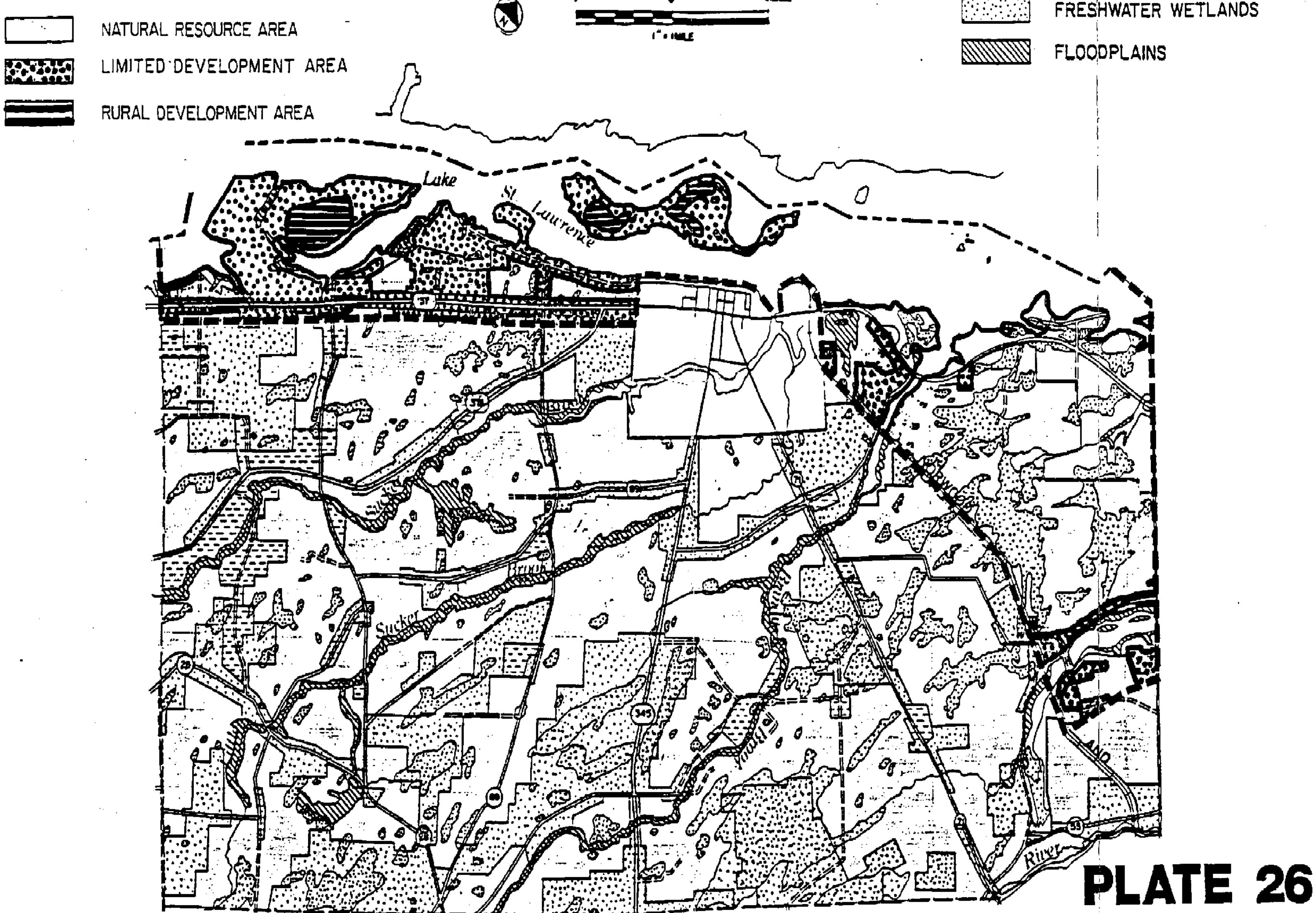
R-1 One and Two Family Residential
R-2 Multiple Family Residential
B-1 General Business
I-1 Industrial District
Waterfront Overlay District
SCALE IN FEET
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

PLATE 25

TOWN OF WADDINGTON

DEVELOPMENT SUITABILITY MAP (PROPOSED)



* The official Development Suitability Map (with property line information at 1 in.=2,000 ft.) is available for inspection at the Town Clerk's office.

PLATE 26

PREPARATION OR REVISION DATES			
DATE	MADE BY	DATE	MADE BY
9/28/83	D.M.Q.		
10/4/83	"		
3/6/85	"		

2. Negotiations with NYPA re: Private Water-Dependent Uses. Private marinas, whether in conjunction with resort development or not, will still be excluded from the shoreline unless NYPA's land sales also are accompanied by the ability to negotiate for lease of immediate shoreline use. It is difficult to conceive of successful tourism expansion in the waterfront area if NYPA's retention of the immediate shoreline precludes all water-dependent uses other than flood control.

   Village and Town officials will encourage and, hopefully, participate with NYPA, regarding such negotiations. Such marketing of NYPA's surplus lands may depend on its ability to offer resort development interests means of including water-dependent uses in their plans.

3. Habitat Study. Limited documentation is currently available regarding the Brandy Brook, Coles Creek, and Whitehouse Bay fish and wildlife habitats. In cooperation with the NYS Department of Environmental Conservation, the St. Lawrence-Eastern Ontario Commission, the local chapter of the Audubon Society, and others, the Town proposes a study of local habitat areas in relation to intended sales of surplus NYPA lands. In addition, the vast area of upland and forested wetland habitat between Brandy Brook and Coles Creek would be investigated to determine its value as habitat area and its relative importance to the two stream habitats.

Town Only

1. Iroquois Dam Interpretative Park Feasibility Study. Separately, the Town proposes that a feasibility study be undertaken in conjunction with NYPA to determine if a multi-purpose interpretative park could be developed along the shoreline at the Iroquois Dam. The park might feature displays highlighting the history of the St. Lawrence River Power Project (with photos of before, during, and after its construction), a large map or series of air photos of the "power pool", and general information on the importance of hydroelectric power production, the power grid, and NYPA itself.

   In addition to interpreatative facilities, the park might include a small observation tower for viewing the dam and distant locks, a passive shoreline area for viewing passing ships, and picnic area(s). These (and possibly other) facilities would serve a dual purpose as adjoining surplus lands are sold and developed by private interests. Seasonal residents and visitors to any resort establishments would have a public access and recreation area.

C. MANAGEMENT STRUCTURE

Village

1. Lead Agency - Village Board of Trustees - execution of categorical responsibilities (through coordination of the Mayor for aspects such as infrastructure capacity, coordination with volunteer and private organizations, and local government cooperation.

2. Principal Local Official - Mayor (for overall program management and intergovernmental coordination on program policy).

3. Other management entities:

   a. Village Board - prioritizing program projects and activities; determining the compatibility of waterfront activities with program policies and objectives, and review and approval of site plans for all new development within the waterfront.

   b. Zoning Board of Appeals - the hearing and rendering of decisions on variances, special permits and appeals from and review of any order, requirement, decision, or determination made by the Building Inspector pertaining to the waterfront.

   c. Enforcement Officer - determination of the compliance of waterfront land use and development proposals with the zoning law, the issuance of permits therefor and enforcement.

   d. Superintendent of Public Works - coordination of operation and maintenance for public waterfront facilities.

   e. Village Clerk - communication, record keeping and fiscal management for Village government actions pertaining to the waterfront.

Town

1. Lead Agency - Town Board - execution of categorical responsibilities (through coordination of the Town Supervisor) for aspects such as infrastructure capacity, coordination with volunteer and private organizations, and local government cooperation.

2. Principal Local Official - Town Supervisor (for overall program management and intergovernmental coordination on program policy).

3. Other management entities

   a. Planning Board - provision of advice and assistance to the Town Board and the public in prioritizing program projects and activities; provision of input/feedback to the Town Board on the compatibility of waterfront activities with program policies and objectives, review and approval of site plans for all new development within the waterfront, and approval of certain Special Uses or Exceptional Developments.

   b. Enforcement Officer - determination of the compliance of waterfront land use and development proposals with the Site Plan Review regulations, the issuance of permits therefor and enforcement.

c. Town Highway Superintendent - coordination of operation and maintenance for public waterfront facilities.

d. Town Clerk - communication and record keeping for LWRP implementa-tion activities.

e. Shared LWRP Implementation specialist-training, grants, reviews.

Village/Town Compliance Procedures

In general, the procedures for assuring compliance with the coastal policies of the LWRP consist of the administration and enforcement of zoning (Village), the Development Code (Town), and other local laws applicable to its waterfront in conjunction with the environmental review procedures required by the State Environmental Quality Review Act (SEQRA). Each proposed action by the Village/Town to directly undertake or to permit, fund, or otherwise approve a project, use or activity comtemplated within its waterfront will be processed as follows:

1. Initial Review. In keeping with NYCRR Part 617.5, the Enforcement Officer will review each such project, use or activity in consultation with the applicant and/or the board, department, office, officers, or other body of the Village that would be involved. This review will identify:

   a. Village/Town actions required (permits, funding or approvals) and the board, department, office, officer, or other body responsible for such actions;

   b. whether such actions are subject to the provisions of SEQRA as Type I or Unlisted Actions;

   c. whether such actions might conflict with the LWRP; and

   d. any other agencies that may be involved.

2. Advisement and Assistance. The Enforcement Officer will advise the applicant and/or the board, department, office, officer, or other body regarding the initial review, required forms and further procedures to be followed. In addition, the Enforcement Officer will provide assistance in the preparation of:

   a. Village/Town application forms (if applicable);

   b. Environmental Assessment Forms (EAF's) for all Type I and Unlisted Actions; and

   c. Waterfront Assessment Forms (WAF's) for actions subject to SEQR involving permits, funding, or approvals from state or federal agencies.

3. SEQR and LWRP Consistency Review. Upon receipt of completed EAF's (and WAF's, if applicable) and, when appropriate, application forms, the Enforcement Officer will immediately initiate procedures pertaining to lead agency designation and determination of significance in accordance with NYCRR Parts 617.6 and 617.7. At the same time, any actions determined in the initial review to involve potential conflicts with the LWRP will be referred to the Planning Board for compliance review as follows:

   a. The Planning Board will, within thirty (30) days from the date of referral, prepare a written report to the lead agency describing specific conflicts involved, if any, and recommending approval, approval with modification (to mitigate the conflicts) or denial (to avoid the conflicts).

   b. In making such recommendations, the Planning Board will consult as may be appropriate with the applicant, the lead agency, and/or other involved agencies.

   c. Waterfront Assessment Forms (WAF's) for actions subject to SEQR involving permits, funding, or approvals from state or federal agencies.

4. SEQR and LWRP Consistency Review. Upon receipt of completed EAF's (and WAF's, if applicable) and, when appropriate, application forms, the Enforcement Officer will immediately initiate procedures pertaining to lead agency designation and determination of significance in accordance with NYCRR Parts 617.6 and 617.7. At the same time, any actions determined in the initial review to involve potential conflicts with the LWRP will be referred to the Planning Board for compliance review as follows:

   a. The Planning Board will, within thirty (30) days from the date of referral, prepare a written report to the lead agency describing specific conflicts involved, if any, and recommending approval, approval with modification (to mitigate the conflicts) or denial (to avoid the conflicts).

   b. In making such recommendations, the Planning Board will consult as may be appropriate with the applicant, the lead agency, and/or other involved agencies.

   c. If the action would be subject to site plan approval by the Planning Board, then that board shall integrate the compliance review with the site plan review procedures to the maximum possible extent, provided that the provisions of SEQRA have been satisfied before taking action on such site plans.

   d. All other boards, departments, offices, officers, or other bodies shall include the Planning Board's LWRP compliance review recommendations as well as SEQR determinations in rendering decisions whether taking actions as lead agencies or as involved agencies.

D. FINANCIAL RESOURCES

Implementation activities for this program will require a commitment of financial resources by the Village and Town, the State of New York, and, possibly, the federal government. Estimates of such resources are listed below by community, implementation activity, and source:

Village

1.	Projects (from Section IV)		
	NYS Office of Parks, Recreation and Historic Preservation (Environmental Quality Bond Act funding)	$203,000	Grant
	Village (cash and in-kind)	203,000	Match
		$406,000	Total
2.	Proposed Local Laws and Regulations		
	St. Lwrence-Eastern Ontario Commission Technical Assistance (cash and in-kind)	$ 1,100	
	Village (cash and in-kind)	100	
3.	Other Public and Private Actions		
	Sale of NYPA Lands, Negotiations with NYPA for Private Water-Dependent Uses, and Habitat Study (costs to be determined at a later date)	***	
4.	Management Structure, Consistency Reviews, and Grantsmanship re: Federal Resources		
	NYS Department of State, Implementation Grant for Shared LWRP Implementation Specialist (1/2 time position with Village of Waddington	$ 10,000	
	St. Lawrence-Eastern Ontario Commission	2,500	
	Village (cash and in-kind)	3,750	
	Town (cash and in-kind)	3,750	
		$ 20,000	Total

Town

1.	Projects (from Section IV)	
	NYS Office of Parks, Recreation and Historic Preservation (Environmental Quality Bond Act funding)	$ 46,950 Grant
	Town (cash and in-kind)	46,950 Match
	US Dept. of Interior, National Park Service (Land and Water Conservation Fund)	93,900 Grant*
		$ 187,800 Total

*Using the EQBA and Village match as combined match

2.	Proposed Local Laws and Regulations	
	St. Lawrence-Eastern Ontarion Commission Techinical Assistance (cash and in-kind)	$ 2,875
	Town (cash and in-kind)	75
		$ 2,950 Total
3.	Other Public and Private Actions	
	Sale of NYPA Land, Negotiations with NYPA for Private Water-Dependent Uses, and Habitat Study and Iroquois Dam Interpretive Park Feasibility Study (costs to be determined at a later date)	***
4.	Management Structure, Consistency Reviews, and Grantsmanship re: Federal REsources (see Village)	

E. REVIEW OF PROPOSED STATE AND FEDERAL ACTIONS

The Town and Village will review proposed State and Federal actions within the waterfront area in accordance with procedures established by the New York State Department of State. Such procedures are set forth in Appendix C.

TABLE I

SUMMARY OF LWRP POLICY IMPLEMENTATION

IMPLEMENTATION MEASURES	POLICIES IMPLEMENTED
VILLAGE	
1. Existing and Proposed Local Laws and	1, 1A, 2, 5, 5A, 9, 18, 18A, 18C, 19, 20, 21, 25, 25A, 30, 31, 33, 37, and 38.
2. Existing and Proposed Local Laws and Regulations	
a. Existing Zoning Ordinance	1, 1A, 5, 5A, 6, and 18.
b. Existing Sewer Ordinance	5A, 5C, 7, 7B, 7D, 8, 30, 33, and 38.
c. Proposed Zoning Amendments	(All applicable policies)
d. Proposed LWRP Consistency Law	(All applicable policies)
3. Other Public and Private Actions	1, 1A, 2A and B, 7, 7A-7E, 8, 9, 18, 18A and C, 19, 19A, 21, 21A, 22, and 44.
4. Management Structure, Compliance Prodecures, Federal; State Consistency and Financial Resources (including grantsmanship)	(All applicable policies)
Town	
1. Proposed Projects	1, 1B, 2, 5A, 9, 18, 18A and C, 19, 20, 21, 25, 25B, 30, 31, 32, 37, and 38.
2. Existing and Proposed Local Laws and Regulations	
a. Existing Development Code	(All applicable policies)
b. Existing Sanitary Code	5, 5B, 5C, 7, 7A-E, 8, 30, 32, and 38.
c. Proposed Development Code Amendments	(All applicable policies)
d. Proposed Site Plan Review Regulations	(all applicable policies)

	e. Proposed Subdivision Regulations	(all applicable policies)
	f. Proposed LWRP Consistency Law	1, 1B, 2, 2A, and B, 7, 7A-E, 8, 9, 18, 18A and C, 19, 19A, 21, 22, and 44.
3.	Other Public and Private Actions	(All applicable policies)
4.	Management Structure, Compliance Procedures, Federal; State Consistency and Financial Resources (including grantsmanship)	(All applicable policies)

SECTION VI

STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

State and Federal actions will affect and be affected by implementation of the LWRP. Under State law and the U.S. Coastal Zone Management Act, certain State and Federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and Federal agencies is also likely to be necessary to implement specific provisions of the LWRP.

The first part of this section identifies the actions and programs of State and Federal agencies which should be undertaken in a manner consistent with the LWRP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this Village/Town of Waddington Waterfront Revitalization Area.

Pursuant to the State Waterfront Revitalization and Coastal Resources Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs which are to be undertaken in a manner consistent with approved LWRPs. Similarly, Federal agency actions and programs subject to consistency requirements are identified in the manner prescribed by the U.S. Coastal Zone Management Act and its implementing regulation. The lists of State and Federal actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures.

The second part of this section is a more focused and descriptive list of State and Federal agency actions which are necessary to further implementation of the LWRP. Reference should be made to Section IV and Section V, which also discuss State and Federal assistance needed to implement the LWRP.

A. STATE ACTIONS AND PROGRAMS

The following is a generic list of State agency programs and activities, as identified by the NYS Department of State, which should be undertaken in a manner consistent with approved LWRP's. It should be noted that some of these programs and activities may not be relevant to the Town of Esopus Waterfront Revitalization Area.

Pursuant to Article 42 of the Executive Law, the Secretary of State individually and separately notifies affected State agencies of those agency programs and activities which are to be undertaken in a manner consistent with approved LWRP's. The following list is informational only and does not represent or substitute for the notification required by Article 42.

OFFICE FOR THE AGING

1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

1.00 Agricultural Districts Program
2.00 Rural Development Program
3.00 Farm Worker Services Programs.
4.00 Permit and approval programs:

- 4.01 Custom Slaughters/Processor Permit
- 4.02 Processing Plant License
- 4.03 Refrigerated Warehouse and/or Locker Plant License

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/STATE LIQUOR AUTHORITY

1.00 Permit and Approval Programs:

- 1.01 Ball Park - Stadium License
- 1.02 Bottle Club License
- 1.03 Bottling Permits
- 1.04 Brewer's Licenses and Permits
- 1.05 Brewer's Retail Beer License
- 1.06 Catering Establishment Liquor License
- 1.07 Cider Producer's and Wholesaler's Licenses
- 1.08 Club Beer, Liquor, and Wine Licenses
- 1.09 Distiller's Licenses
- 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
- 1.11 Farm Winery and Winery Licenses
- 1.12 Hotel Beer, Wine, and Liquor Licenses

1.13 Industrial Alcohol Manufacturer's Permits
1.14 Liquor Store License
1.15 On-Premises Liquor Licenses
1.16 Plenary Permit (Miscellaneous-Annual)
1.17 Summer Beer and Liquor Licenses
1.18 Tavern/Restaurant and Restaurant Wine Licenses
1.19 Vessel Beer and Liquor Licenses
1.20 Warehouse Permit
1.21 Wine Store License
1.22 Winter Beer and Liquor Licenses
1.23 Wholesale Beer, Wine, and Liquor Licenses

DIVISION OF ALCOHOLISM AND ALCOHOL ABUSE

1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Letter Approval for Certificate of Need
2.02 Operating Certificate (Alcoholism Facility)
2.03 Operating Certificate (Community Residence)
2.04 Operating Certificate (Outpatient Facility)
2.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Architecture and environmental arts program.

DEPARTMENT OF BANKING

1.00 Permit and approval programs:

1.01 Authorization Certificate (Bank Branch)
1.02 Authorization Certificate (Bank Change of Location)
1.03 Authorization Certificate (Bank Charter)
1.04 Authorization Certificate (Credit Union Change of Location)
1.05 Authorization Certificate (Credit Union Charter)
1.06 Authorization Certificate (Credit Union Station)
1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)

1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office
1.09 Authorization Certificate (Investment Company Branch)
1.10 Authorization Certificate (Investment Company Change of Location)
1.11 Authorization Certificate (Investment Company Charter)
1.12 Authorization Certificate (Licensed Lender Change of Location)
1.13 Authorization Certificate (Mutual Trust Company Charter)
1.14 Authorization Certificate (Private Banker Charter)
1.15 Authorization Certificate (Public Accommodation Office - Banks)
1.16 Authorization Certificate (Safe Deposit Company Branch)
1.17 Authorization Certificate (Safe Deposit Company Change of Location)
1.18 Authorization Certificate (Safe Deposit Company Charter)
1.19 Authorization Certificate (Savings Bank Charter)
1.20 Authorization Certificate (Savings Bank De Novo Branch Office)
1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
1.22 Authorization Certificate (Savings and Loan Association Branch)
1.23 Authorization Certificate (Savings and Loan Association Change of Location)
1.24 Authorization Certificate (Savings and Loan Association Charter)
1.25 Authorization Certificate (Subsidiary Trust Company Charter)
1.26 Authorization Certificate (Trust Company Branch)
1.27 Authorization Certificate (Trust Company-Change of Location)
1.28 Authorization Certificate (Trust Company Charter)
1.29 Authorization Certificate (Trust Company Public Accommodations Office)
1.30 Authorization to Establish a Life Insurance Agency
1.31 License as a Licensed Lender
1.32 License for a Foreign Banking Corporation Branch

DEPARTMENT OF COMMERCE

1.00 Preparation or revision of statewide or specific plans to address State economic development needs.

2.00 Allocation of the state tax-free bonding reserve.

DEPARTMENT OF CORRECTIONAL SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

1.00 Financing of higher education and health care facilities.
2.00 Planning and design services assistance program.

EDUCATION DEPARTMENT

1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.

2.00 Permit and approval programs:

- 2.01 Certification of Incorporation (Regents Charter)
- 2.02 Private Business School Registration
- 2.03 Private School License
- 2.04 Registered Manufacturer of Drugs and/or Devices
- 2.05 Registered Pharmacy Certificate
- 2.06 Registered Wholesale of Drugs and/or Devices
- 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
- 2.08 Storekeeper's Certificate

ENERGY PLANNING BOARD AND ENERGY OFFICE

1.00 Preparation and revision of the State Energy Master Plan.

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Department.

2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.

3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

4.00 Financial assistance/grant programs:

- 4.01 Capital projects for limiting air pollution
- 4.02 Cleanup of toxic waste dumps
- 4.03 Flood control, beach erosion and other water resource projects
- 4.04 Operating aid to municipal wastewater treatment facilities
- 4.05 Resource recovery and solid waste management capital projects
- 4.06 Wastewater treatment facilities

5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only).

6.00 Implementation of the Environmental Quality Bond Act of 1972, including:

(a) Water Quality Improvement Projects
(b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.

7.00 Marine Finfish and Shellfish Programs.

8.00 New York Harbor Drift Removal Project.

9.00 Permit and approval programs:

9.01 Certificate of Approval for Air Pollution Episode Action Plan
9.02 Certificate of Compliance for Tax Relief - Air Pollution Control Facility

9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System
9.04 Permit for Burial of Radioactive Material
9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer
9.06 Permit for Restricted Burning
9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System
9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities
9.09 Certificate to Possess and Sell Hatchery Trout in New York State
9.10 Commercial Inland Fisheries Licenses
9.11 Fishing Preserve License
9.12 Fur Breeder's License
9.13 Game Dealer's License
9.14 Licenses to Breed Domestic Game Animals
9.15 License to Possess and Sell Live Game
9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)
9.17 Permit to Raise and Sell Trout
9.18 Private Bass Hatchery Permit
9.19 Shooting Preserve Licenses
9.20 Taxidermy License
9.21 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)
9.22 Floating Object Permit
9.23 Marine Regatta Permit

9.24 Mining Permit
9.25 Navigation Aid Permit
9.26 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
9.27 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
9.28 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
9.29 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish
9.30 Underground Storage Permit (Gas)
9.31 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)
9.32 Digger's Permit (Shellfish)
9.33 License of Menhaden Fishing Vessel
9.34 License for Non-Resident Food Fishing Vessel
9.35 Non-Resident Lobster Permit
9.36 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits
9.37 Permits to Take Blue-Claw Crabs
9.38 Permit to Use Pond or Trap Net
9.39 Resident Commercial Lobster Permit
9.40 Shellfish Bed Permit
9.41 Shellfish Shipper's Permits
9.42 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
9.43 Approval - Drainage Improvement District
9.44 Approval - Water (Diversions for) Power
9.45 Approval of Well System and Permit to Operate
9.46 Permit - Article 15, (Protection of Water) - Dam
9.47 Permit - Article 15, (Protection of Water) - Dock, Pier or Wharf
9.48 Permit - Article 15, (Protection of Water) - Dredge or Deposit Material in a Waterway
9.49 Permit - Article 15, (Protection of Water) - Stream Bed or Bank Disturbances
9.50 Permit - Article 15, Title 15 (Water Supply)
9.51 Permit - Article 24, (Freshwater Wetlands)
9.52 Permit - Article 25, (Tidal Wetlands)
9.53 River Improvement District Approvals
9.54 River Regulatory District Approvals
9.55 Well Drilling Certificate of Registration
9.56 Permit to Construct and/or Operate a Solid Waste Management Facility
9.57 Septic Tank Cleaner and Industrial Waste Collector Permit
9.58 Approval of Plans for Wastewater Disposal Systems
9.59 Certificate of Approval of Realty Subdivision Plans

9.60 Certificate of Compliance (Industrial Wastewater Treatment Facility)
9.61 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan

9.62 Permit - Article 36, (Construction in Flood Hazard Areas)
9.63 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
9.64 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
9.65 State Pollutant Discharge Elimination System (SPDES) Permit
9.66 401 Water Quality Certification

10.00 Preparation and revision of Air Pollution State Implementation Plan.

11.00 Preparation and revision of Continuous Executive Program Plan.

12.00 Preparation and revision of Statewide Environmental Plan.

13.00 Protection of Natural and Man-made Beauty Program.

14.00 Urban Fisheries Program.

15.00 Urban Forestry Program.

16.00 Urban Wildlife Program.

17.00 Resources Recovery Act and Conservation Act of 1876.

ENVIRONMENTAL FACILITIES CORPORATION

1.00 Financing program for pollution control facilities for industrial firms and small businesses.

FACILITIES DEVELOPMENT CORPORATION

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

OFFICE OF GENERAL SERVICES

1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.

2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.

3.00 Facilities construction, rehabilitation, expansion, or demolition.

DEPARTMENT OF HEALTH

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

- 2.01 Approval of Completed Works for Public Water Supply Improvements
- 2.02 Approval of Plans for Public Water Supply Improvements.
- 2.03 Certificate of Need (Health Related Facility - except Hospitals)
- 2.04 Certificate of Need (Hospitals)
- 2.05 Operating Certificate (Diagnostic and Treatment Center)
- 2.06 Operating Certificate (Health Related Facility)
- 2.07 Operating Certificate (Hospice)
- 2.08 Operating Certificate (Hospital)
- 2.09 Operating Certificate (Nursing Home)
- 2.10 Permit to Operate a Children's Overnight or Day Camp
- 2.11 Permit to Operate a Migrant Labor Camp
- 2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer
- 2.13 Permit to Operate a Service Food Establishment
- 2.14 Permit to Operate a Temporary Residence/Mass Gathering
- 2.15 Permit to Operate or Maintain a Swimming Pool or Public Bathing Beach
- 2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions
- 2.17 Shared Health Facility Registration Certificate

DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES

1.00 Facilities construction, rehabilitation, expansion, or demolition.
2.00 Financial assistance/grant programs:

- 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
- 2.02 Housing Development Fund Programs
- 2.03 Neighborhood Preservation Companies Program
- 2.04 Public Housing Programs
- 2.05 Rural Initiatives Grant Program
- 2.06 Rural Preservation Companies Program
- 2.07 Rural Rental Assistance Program
- 2.08 Special Needs Demonstration Projects

2.09 Urban Initiatives Grant Program
2.10 Urban Renewal Programs

3.00 Preparation and implementation of plans to address housing and community renewal needs.

HOUSING FINANCE AGENCY

1.00 Funding programs for the construction, rehabilitation, or expansion of facilities.

JOB DEVELOPMENT AUTHORITY

1.00 Financing assistance programs for commercial and industrial facilities.

MEDICAL CARE FACILITIES FINANCING AGENCY

1.00 Financing of medical care facilities.

OFFICE OF MENTAL HEALTH

1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Operating Certificate (Community Residence)
2.02 Operating Certificate (Family Care Homes)
2.03 Operating Certificate (Inpatient Facility)
2.04 Operating Certificate (Outpatient Facility)

OFFICE OF MENTAL RETARDATION AND DEVELOPMENT DISABILITIES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Establishment and Construction Prior Approval
2.02 Operating Certificate Community Residence
2.03 Outpatient Facility Operating Certificate

DIVISION OF MILITARY AND NAVAL AFFAIRS

1.00 Preparation and implementation of the State Disaster Preparedness Plan.

NATURAL HERITAGE TRUST

1.00 Funding program for natural heritage institutions.

OGDENSBURG BRIDGE AND PORT AUTHORITY [regional agency]

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.

2.00 Facilities construction, rehabilitation, expansion, or demolition.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including Regional State Park Commission)

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office.

2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

3.00 Funding program for recreational boating, safety and enforcement.

4.00 Funding program for State and local historic preservation projects.

5.00 Land and Water Conservation Fund programs.

6.00 Nomination of properties to the Federal and/or State Register of Historic Places.

7.00 Permit and approval programs:

- 7.01 Floating Objects Permit
- 7.02 Marine Regatta Permit
- 7.03 Navigation Aide Permit
- 7.04 Posting of Signs Outside State Parks

8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.

9.00 Recreation services program.

10.00 Urban Cultural Parks Program.

POWER AUTHORITY OF THE STATE OF NEW YORK

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.

2.00 Facilities construction, rehabilitation, expansion, or demolition.

ST. LAWRENCE-EASTERN ONTARIO COMMISSION

1.00 Any action regarding the review of waterfront area projects.

2.00 Any provision of funds or technical assistance for LWRP implementation.

3.00 Any action, administration of funds or technical assistance in encouraging the preservation, enhancement and development of natural and man-made coastal resources in the St. Lawrence River area.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

1.00 Corporation for Innovation Development Program.
2.00 Center for Advanced Technology Program.

DEPARTMENT OF SOCIAL SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Homeless Housing and Assistance Program.

3.00 Permit and approval programs:

3.01 Certificate of Incorporation (Adult Residential Care Facilities)
3.02 Operating Certificate (Children's Services)
3.03 Operating Certificate (Enriched Housing Program)
3.04 Operating Certificate (Home for Adults)
3.05 Operating Certificate (Proprietary Home)
3.06 Operating Certificate (Public Home)
3.07 Operating Certificate (Special Care Home)
3.08 Permit to Operate a Day Care Center

DEPARTMENT OF STATE

1.00 Appalachian Regional Development Program.

2.00 Coastal Management Program.

3.00 Community Services Block Grant Program.
4.00 Permit and approval programs:

- 4.01 Billiard Room License
- 4.02 Cemetery Operator
- 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the University.

2.00 Facilities construction, rehabilitation, expansion, or demolition.

DIVISION OF SUBSTANCE ABUSE SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

- 2.01 Certificate of Approval (Substance Abuse Services Program)

NEW YORK STATE THRUWAY AUTHORITY

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.

2.00 Facilities construction, rehabilitation, expansion, or demolition.

3.00 Permit and approval programs:

- 3.01 Advertising Device Permit

3.02 Approval to Transport Radioactive Waste
3.03 Occupancy Permit

DEPARTMENT OF TRANSPORTATION

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.

2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:

(a) Highways and parkways
(b) Bridges on the State highways system
(c) Highway and parkway maintenance facilities
(d) Barge Canal
(e) Rail facilities

3.00 Financial assistance/grant programs:

3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)

3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York

3.03 Funding programs for rehabilitation and replacement of municipal bridges

3.04 Subsidies program for marginal branchlines abandoned by Conrail

3.05 Subsidies program for passenger rail service

4.00 Permits and approval programs:

4.01 Approval of applications for airport improvements (construction projects)
4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
4.05 Certificate of Convenience and Necessity to Operate a Railroad
4.06 Highway Work Permits

4.07 License to Operate Major Petroleum Facilities
4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)
4.09 Permits for Use and Occupancy of N.Y. State Canal Lands (except Regional Permits [Snow Dumping])
4.10 Real Property Division Permit for Use of State-Owned Property

5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.

6.00 Water Operation and Maintenance Program--Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

URBAN DEVELOPMENT CORPORATION and its subsidiaries and affiliates

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.

2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:

(a) Tax-Exempt Financing Program
(b) Lease Collateral Program
(c) Lease Financial Program
(d) Targeted Investment Program
(e) Industrial Buildings Recycling Program

DIVISION OF YOUTH

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding or approval of such activities.

B. FEDERAL ACTIONS AND PROGRAMS

1. DIRECT FEDERAL ACTIVITIES AND DEVELOPMENT PROJECTS

DEPARTMENT OF COMMERCE

National Marine Fisheries Services

1.00 Fisheries Management Plans

DEPARTMENT OF DEFENSE

Army Corps of Engineers

1.00 Proposed authorizations for dredging, channel improvements, break-waters, other navigational works, or erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with potential to impact coastal lands and waters.

2.00 Land acquisition for spoil disposal or other purposes.

3.00 Selection of open water disposal sites.

Army, Navy and Air Force

4.00 Location, design, and acquisition of new or expanded defense installations (active or reserve status, including associated housing, transportation or other facilities).

5.00 Plans, procedures and facilities for landing or storage use zones.

6.00 Establishment of impact, compatibility or restricted use zones.

DEPARTMENT OF ENERGY

1.00 Prohibition orders.

GENERAL SERVICES ADMINISTRATION

1.00 Acquisition, location and design of proposed Federal Government property or buildings, whether leased or owned by the Federal Government.

2.00 Disposition of Federal surplus lands and structures.

DEPARTMENT OF INTERIOR

Fish and Wildlife Service

1.00 Management of National WIldlife refuges and proposed acquisitions.

Mineral Management Service

2.00 OCS lease sale activities including tract selection, lease sale, stipulations, etc.

National Park Service

3.00 National Park and Seashore management and proposed acquisitions.

DEPARTMENT OF TRANSPORTATION

Amtrak, Conrail

1.00 Expansions, curtailments, new construction, upgrading or abandonments or railroad facilities or services, in or affecting the State's coastal area.

Coast Guard

2.00 Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.

3.00 Location, placement or removal of navigation devices which are not part of the routine operations under the Aids to Navigation Program (ATON).

4.00 Expansion, abandonment, designation or anchorages, lightening areas or shipping lanes and ice management practices and activities.

Federal Aviation Administration

5.00 Location and design, construction, maintenance, and demolition of Federal aids to air navigation.

Federal Highway Administration

6.00 Highway construction.

St. Lawrence Seaway Development Corporation

7.00 Acquisition, location, design, improvement and construction of new and existing facilities for the operation of the Seaway, including traffic safety, traffic control and length of navigation season.

2. FEDERAL LICENSES AND PERMITS

DEPARTMENT OF DEFENSE

Army Corps of Engineers

1.00 Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Sections 9 and 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403).

2.00 Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 U.S.C. 404, 405).

3.00 Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. 408).

4.00 Approval of plans for improvements made at private expense under USACE supervision pursuant to the Rivers and Harbors Act of 1902 (33 U.S.C. 565).

5.00 Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404, (33 U.S.C. 1344).

6.00 All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

7.00 Construction of artificial islands and fixed structures in Long Island Sound pursuant to Section 4(f) of the River and Harbors Act of 1912 (33 U.S.C.).

DEPARTMENT OF ENERGY

Economic Regulatory Commission

1.00 Regulation of gas pipelines, and licensing of import or export of natural gas pursuant to the Natural Gas Act (15 U.S.C. 717) and the Energy Reorganization Act of 1974.

2.00 Exemptions from prohibition orders.

Federal Energy Regulatory Commission

3.00 Licenses for non-Federal hydroelectric projects and primary transmission lines under Sections 3(11), 4(e) and 15 of the Federal Power Act (16 U.S.C. 796(11), 797(11) and 808).

4.00 Orders for interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act (15 U.S.C. 824a(b)).

5.00 Certificates for the construction and operation of interstate natural gas pipeline facilities, including both pipelines and terminal facilities under Section 7(c) of the Natural Gas Act (15 U.S.C. 717f(c)).

6.00 Permission and approval for the abandonment of natural gas pipeline facilities under Section 7(b) of the Natural Gas Act (15 U.S.C. 717f(b)).

ENVIRONMENTAL PROTECTION AGENCY

1.00 NPDES permits and other permits for Federal installations, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Section 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 U.S.C. 1341, 1342, 1343, and 1328).

2.00 Permits pursuant to the underground injection control program under Section 1424 of the Safe Water Drinking Water Act (42 U.S.C. 300h-c).

3.00 Permits pursuant to the Clean Air Act of 1976 (42 U.S.C. 1857).

DEPARTMENT OF INTERIOR

Fish and Wildlife Services

1.00 Endangered species permits pursuant to the Endangered Species Act (16 U.S.C. 153(a)).

Mineral Management Service

2.00 Permits to drill, rights of use and easements for construction and maintenance of pipelines, gathering and flow lines and associated structures pursuant to 43 U.S.C. 1334, exploration and development plans, and any other permits or authorizations granted for activities described in detail in OCS exploration, development, and production plans.

3.00 Permits required for pipelines crossing federal lands, including OCS lands, and associated activities pursuant to the OCS Lands Act (43 U.S.C. 1334) and 43 U.S.C. 931 (c) and 20 U.S.C. 185.

INTERSTATE COMMERCE COMMISSION

1.00 Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construct coal slurry pipelines.

NUCLEAR REGULATORY COMMISSION

1.00 Licensing and certification of the siting, construction and operation of nuclear power plans pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

DEPARTMENT OF TRANSPORTATION

Coast Guard

1.00 Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 U.S.C. 1455.

2.00 Permits for Deepwater Ports pursuant to the Deepwater Ports Act of 1974 (33 U.S.C. 1501).

Federal Aviation Administration

3.00 Permits and licenses for construction, operation or alteration of airports.

3. FEDERAL ASSISTANCE*

DEPARTMENT OF AGRICULTURE

10.068 Rural Clean Water Program
10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
10.410 Low to Moderate Income Housing Loans
10.411 Rural Housing Site Loans
10.413 Recreation Facility Loans
10.414 Resource Conservation and Development Loans
10.415 Rural Renting Housing Loans
10.416 Soil and Water Loans
10.418 Water and Waste Disposal Systems for Rural Communities
10.422 Business and Industrial Loans
10.424 Industrial Development Grants
10.426 Area Development Assistance Planning Grants
10.429 Above Moderate Income Housing Loans
10.430 Energy Impacted Area Development Assistance Program
10.901 Resource Conservation and Development
10.902 Soil and Water Conservation
10.904 Watershed Protection and Flood Prevention
10.906 River Basin Surveys and Investigations

DEPARTMENT OF COMMERCE

11.300 Economic Development - Grants and Loans for Public Works and Development Facilities
11.301 Economic Development - Business Development Assistance
11.302 Economic Development - Support for Planning Organizations
11.304 Economic Development - State and Local Economic Development Planning
11.305 Economic Development - State and Local Economic Development Planning
11.307 Special Economic Development and Adjustment Assistance Program - Long Term Economic Deterioration
11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and V Activities
11.405 Anadromous and Great Lakes Fisheries Conservation
11.407 Commercial Fisheries Research and Development
11.417 Sea Grant Support
11.427 Fisheries Development and Utilization - Research and Demonstration Grants and Cooperative Agreements Program
11.501 Development and Promotion of Ports and Intermodel Transportation
11.509 Development and Promotion of Domestic Waterborne Transport Systems

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

14.112 Mortgage Insurance - Construction or Substantial Rehabilitation of Condominium Projects
14.115 Mortgage Insurance - Development of Sales Type Cooperative Projects
14.117 Mortgage Insurance - Homes
14.124 Mortgage Insurance - Investor Sponsored Cooperative Housing
14.125 Mortgage Insurance - Land Development and New Communities
14.126 Mortgage Insurance - Management Type Cooperative Projects
14.127 Mortgage Insurance - Mobile Home Parks
14.218 Community Development Block Grants/Entitlement Grants
14.219 Community Development Block Grants/Small Cities Program
14.221 Urban Development Action Grants
14.223 Indian Community Development Block Grant Program

DEPARTMENT OF INTERIOR

15.400 Outdoor Recreation - Acquisition, Development and Planning
15.402 Outdoor Recreation - Technical Assistance
15.403 Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
15.411 Historic Preservation Grants-in-Aid
15.417 Urban Park and Recreation Recovery Program
15.600 Anadromous Fish Conservation
15.605 Fish Restoration
15.611 Wildlife Restoration
15.613 Marine Mammal Grant Program
15.802 Minerals Discovery Loan Program
15.950 National Water Research and Development Program
15.951 Water Resources Research and Technology - Assistance to State Institutes
15.952 Water Research and Technology - Matching Funds to State Institutes

DEPARTMENT OF TRANSPORTATION

20.102 Airport Development Aid Program
20.103 Airport Planning Grant Program
20.205 Highway Research, Planning, and Construction
20.309 Railroad Rehabilitation and Improvement - Guarantee of Obligations
20.310 Railroad Rehabilitation and Improvement - Redeemable Preference Shares
20.506 Urban Mass Transportation Demonstration Grants
20.509 Public Transportation for Rural and Small Urban Areas

GENERAL SERVICES ADMINISTRATION

39.002 Disposal of Federal Surplus Real Property

COMMUNITY SERVICES ADMINISTRATION

49.002 Community Action
49.011 Community Economic Development
49.013 State Economic Opportunity Offices
49.017 Rural Development Loan Fund
49.018 Housing and Community Development (Rural Housing)

SMALL BUSINESS ADMINISTRATION

59.012 Small Business Loans
59.013 State and Local Development Company Loans
59.024 Water Pollution Control Loans
59.025 Air Pollution Control Loans
59.031 Small Business Pollution Control Financing Guarantee

ENVIRONMENTAL PROTECTION AGENCY

66.001 Air Pollution Control Program Grants
66.418 Construction Grants for Wastewater Treatment Works
66.426 Water Pollution Control - State and Areawide Water Quality Management Planning Agency
66.451 Solid and Hazardous Waste Management Program Support Grants
66.452 Solid Waste Management Demonstration Grants
66.600 Environmental Protection Consolidated Grants Program Support Comprehensive Environmental Response, Compensation and Liability (Super Fund)

* Numbers refer to the Catalog of Federal Domestic Assistance Programs, 1980 and its two subsequent updates.

C. STATE AND FEDERAL ACTIONS AND PROGRAMS NECESSARY TO FURTHER THE LWRP

1. STATE AGENCIES

DEPARTMENT OF COMMERCE

1. Any action or provision of funds for the development of tourism related activities or development.
2. Any action involving the Seaway Trail.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1. Planning, development, construction, major renovation, or expansion of facilities in the waterfront, including recreational improvement projects.
2. Approval of plans and specifications for Wastewater Treatment Facilities.
3. Technical and financial assistance for the proposed Habitat Study.
4. Review of any actions proposed for boat launch dock and/or fishing access facilities in the village and town.

DIVISION OF HOUSING AND COMMUNITY RENEWAL

1. Approval of funding for Rural Area Revitalization Program Projects.
2. Provision of technical assistance for facade/streetscape rehabilitation design through the SHARP program.

JOB DEVELOPMENT AUTHORITY

1. Provision of low interest mortgage loans to local nonprofit development corporations to finance commercial and industrial facilities.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

1. Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
2. Provision of funding for State and local activities from the Land and Water Conservation Fund.
3. Provision of funding for coastal public access and recreation facilities pursuant to the Environmental Quality Bond Act.
4. Planning, development, implementation or the provision of funding for recreational services programs.
5. Provision of funding for State and local historic preservation activities.

OFFICE OF GENERAL SERVICES

1. Prior to any development occurring in the water or on the immediate waterfront, OGS should be consulted for determination of the State's interest in underwater or formerly underwater lands and for authorization to use and occupy lands.

DEPARTMENT OF STATE

1. Provision of funding for the implementation of an approved LWRP.
2. Provision of funding under the Community Services Block Grant Program.
3. Provision of technical assistance re: Local Laws and regulations through the Division of Legal Services.

ST. LAWRENCE-EASTERN LAKE ONTARIO COMMISSION

1. Review of waterfront projects.
2. Provision of funds and/or technical assistance for the implementation of the LWRP.
3. Administration of funds and/or technical assistance which encourages the preservation, enhancement and development of natural and man-made coastal resources in Waddington section of the St. Lawrence River.

COUNCIL ON THE ARTS

1. Provision of funding assistance related to open air theater, concert, or other festival uses on Leishman Point.

BLACK RIVER-ST. LAWRENCE REGIONAL PLANNING BOARD

1. Coordination of review with village and Department of State projects within the waterfront area.

2. FEDERAL AGENCIES

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Community Planning and Development

1. Funding under the Community Development Block Grant Program for improvements in the waterfront.

DEPARTMENT OF DEFENSE

Corps of Engineers, Buffalo District

1. Review of any proposed action regarding shoreline public access and recrea-tion improvements (docks, boat launches, etc.) for village and town parks.

DEPARTMENT OF THE INTERIOR

National Park Service

1. Provision of funding under the Land and Water Conservation Fund Program.

DEPARTMENT OF THE TREASURY

Internal Revenue Service

1. Continuation of Incentives for Qualified Building Rehabilitation.
2. Provision of appropriate tax-exempt status for non-profit agencies active in the coastal area.

DEPARTMENT OF TRANSPORTATION

United States Coast Guard

1. Maintenance/rehabilitation of facilities.

SECTION VII

CONSULATATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES

A variety of government agencies and local organizations have been consulted during the preparation of this Local Waterfront Revitalization Program. Consultation during the preparation of the draft LWRP involved correspondence, telephone contacts and/or meetings with representatives of those agencies and organizations most likely to affect or be affected by the proagram. The list provided below identifies the agencies and organizations consulted.

A. Federal Agencies

Department of Commerce

- National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management

Department of Agriculture

- Soils Conservation Service

Department of Defense

- U.S. Army Corps of Engineers

Department of Interior

- National Park Service

Department of Transportation

- U.S. Coast Guard
- St. Lawrence Seaway Development Corporation

B. State Agencies

Department of Agriculture and Markets

Department of Environmental Conservation

Department of Health

Division of Housing and Community Renewal

Office of Parks, Recreation and Historic Preservation

Department of State

Department of Transportation

Ogdensburg Bridge and Port Authority

New York Power Authority

C. Regional and Local Agencies and Groups

Village of Waddington

- Village of Waddington
- Superintendant of Public Works

Town of Waddington

- Town Board
- Highway Superintendant
- Planning Board

Village/Town Waterfront Advisory Committee

Town of Lisbon

Town of Louisville

St. Lawrence Valley Council

St. Lawrence County Planning Board

St. Lawrence County Fisheries Advisory Board

St. Lawrence County Environmental Management Council

St. Lawrence County Chamber of Commerce

Adirondack North Country Association

SECTION VIII

LOCAL COMMITMENT

Developing a solid community commitment to the Local Waterfront Revitalization Program is essential to assure implementation of the State and local policies, proposed land and water uses, and proposed projects therein. To this end, the village and town have established the following mechanisms to foster public participation in and support for development of the LWRP and its ultimate implementation:

1. **Waterfront Advisory Committee Meetings** - In the Spring of 1983, the existing Economic Development Committee, which jointly represented the village and town, was designated as the Waterfront Advisory Committee for the two communities. As work on the program progressed, members of the Village Board, Town Board, and Town Planning Board were added to the Committee. The work was delayed during 1985 due to extensive involvement in enacting the town's Development Code and delayed again during 1986 due to the attention given to the proposed sale of surplus lands of the New York Power Authority. Finally, a rigorous schedule of monthly Waterfront Advisory Committee meetings during 1987 moved the draft LWRP to completion.

2. **Town Planning Board.** The Planning Board of the Town of Waddington has contributed both direct and indirect input to the LWRP. Its members reviewed plans and recommendations for the surplus NYPA lands, developed subdivision regulations and will soon prepare site plan review regulations. They will soon complete a draft of proposed amendments to the Development Code which adresses formerly excluded public lands including those of NYPA.

3. **A public information meeting.** Shortly after completing the first five sections of the program, the Waterfront Advisory Committee held a public information meeting to solicit additional comments on the program.

4. **Public hearing.** During the comment period on the program's draft environmental impact statement, the Village Board of Trustees and the Town Board held a joint public hearing. The hearing addressed both the draft program and the draft EIS.

MAMMALS OF JEFFERSON, LEWIS AND ST. LAWRENCE COUNTIES

ORDER MARSUPIALIA

Family Didelphidae

Didelphis marsupialis	Opossum

ORDER INSECTIVORA

Family Talpidae

Parascalops breweri	Hairy-tailed mole
Condylura cristata	Star-nosed mole

Family Soricidae

Sorex cinereus	Masked shrew
Sorex fumeus	Smoked shrew Statewide except extreme northeast corner
Sorex dispar	Long-tailed shrew - Catskill and Adirondack Mountains
Sorex palustris	Water shrew
Microsorex hoyi	Pigmy shrew
Cryptotis parva	Least shrew
Blarina brevicauda	Short-tailed shrew

ORDER CHIROPTERA

Family Vespertilionidae

Myotis lucifugus	Little brown bat
Myotis keenii	Keen's myotis
Myotis subulatus	Least myotis
Myotis sodalis	Indiana myotis - (?) - Hiberaculum at Glen Park, Jefferson County
Lasionycteris noctivagans	Silver-haired bat
Pipistrellus subflavus	Eastern pipistrel
Eptesicus fuscus	Big brown bat
Lasiurus borealis	Red bat
Lasiurus cinereus	Hoary bat

ORDER LAGOMORPHA

Family Leporidae

Sylvilagus floridanus	Eastern cottontail - Statewide except Central Adirondacks
Lepus americanus	Snowshore hare - Scattered throughout State (Taconics, Adirondacks, Catskills)
Lepus europaeus	European hare (introduced) - Hudson Valley, Mohawk Valley, St. Lawrence-Lake Ontario Plain

ORDER RODENTIA

ly Sciurdae

Tamias striatus	Eastern chipmunk
Marmota monax	Eastern woodchuck
Sciurus carolinensis	Eastern gray squirrel - Statewide except Central Adirondacks
Tamiasciurus hudsonicus	Red squirrel - Statewide
Glaucomys volans	Eastern flying squirrel - Southern two-thirds of State
Glaucomys sabrinus	Northern flying squirrel - Catskills & Adirondacks (?)

Family Castoridae

Castor canadensis	Beaver

Family Cricetidae

Peromyscus leucopus	Wood mouse
Peromyscus maniculatus	Deer mouse
Clethrionomys gapperi	Red-backed mouse
Microtus pennsylvanicus	Meadow vole
Microtus chrotorrhinus	Rock vole - Catskills and Adirondacks (Yellownose Vole)
Microtus pinetorum	Pine vole
Ondatra zibethicus	Muskrat
Synaptomys cooperi	Southern bog lemming

ily Muridae (Introduced)

Rattus rattus	Black rat
Rattus norvegicus	Brown or Norway rat
Mus musculus	House mouse

Family Zapodidae

Zapus hudsonius	Meadow jumping mouse
Napaeozapus insignis	Woodland jumping mouse

Family Erethizontidae

Erethizon dorsatum	Porcupine

ORDER CARNIVORA
Suborder Fissipedia

Family Canidae

Canis latrans	Coyote
Vulpes fulva	Red fox
Urocyon cinereoargenteus	Gray fox

Family Ursidae

Ursus americanus	Black bear

Family Procyonidae

Procyon lotor	Raccoon

Family Mustelidae

Martes americana	Marten - Central Adirondacks - possible in extreme eastern portion of Region
Martes pennanti	Fisher - Central Adirondacks, Peripheral Adirondacks, Tug Hill.
Mustela erminea	Short-tailed weasel
Mustela frenata	Long-tailed weasel
Mustela vison	Mink - Statewide
Lutra canadensis	River Otter
Mephitis mephitis	Striped skunk

Family Felidae

Lynx rufus	Bobcat - Adirondacks, Catskills and occasional Statewide

ORDER ARTIODACTYLA

Family Cervidae

Odocoileus virginiana	White-tailed deer
Alces alces	Moose- occasional wanderings (1980,1981)

Amphibians of New York State

Lewis, Jefferson, St. Lawrence Co.

Mudpuppy	Necturns maculosus maculosus
Jefferson's Salamander	Ambystoma jeffersonuanum
Spotted salamander	Ambystoma maculatum
Red-spotted newt	Diemictylus viridescens viridescens
Dusky salamander	Desmognathus fuscus fuscus
Allegheny mountain salamander	Desmognathus ochrophaeus ochrophaeus
Red-backed salamander	Plethodon cinereus cinereus
Four toed salamander	Hemidactylium acutatum
Spring salamander	Gyrinophilus porphyriticus porphyriticus
Two-lined salamander	Eurycea bislineata bislineata
American toad	Bufo terrestris americanus
Northern spring pepper	Hyla crucifer crucifer
Gray tree frog	Hyla versicolor versicolor
Western chorus frog	Pseudacris nigrita triseriata
Bullfrog	Rana catesbeiana
Green frog	Rana clamitans
Mink frog	Rana septentrionalis
Wood frog	Rana sylvatica sylvatica
Northern leopard frog	Rana pipiens pipiens
Pickerel frog	Rana palustris

Reptiles of New York State

Non-marine turtles

Snapping turtle	Chelydra serpentina serpentina
Stinkpot or common musk turtle	Sternotherus odoratus
Wood turtle	Clemmys insculpta
Blanding's turtle	Emydoidea blandingii
Map turtle	Graptemys geographica
Midland painted turtle	Chrysemys picta marginata

Snakes

Northern water snake	Natrix sipedon sipedon
Northern brown or DeKay's snake	Storeria dekayi dekayi
Red-bellied snake	Storeria occipitomaculata occipitomaculata
Eastern ribbon snake	Thamnophis sauritus sauritus
Eastern garter snake	Thamnophis sirtalis sirtalis
Eastern ring-necked snake	Diaophis punctatus edwardsi
Smooth green snake	Opheodrys vernalis vernalis
Black rat or pilot black snake	Elaphe obsoleta obsoleta
Eastern milk snake	Lampropeltis triangulum triangulum

PRELIMINARY REPORT:
BIOLOGICAL CHARACTERISTICS OF THE ST. LAWRENCE RIVER

February 1977

Edited by
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United States Fish and Wildlife Service
Cortland, New York
and
State University College of Environmental Science and Forestry
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Table 1. A comparison of fish species determined to inhabit the international section of the St. Lawrence River.

Species	Greeley *et al.* 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Ichthyomyzon fossor Northern brook lamprey		X	X	
Ichthyomyzon unicuspis Silver lamprey	X	X	X	X
Lampetra lamottei American brook lamprey		X	X	
Petromyzon marinus Sea lamprey	X	X	X	X
Acipenser fulvescens Lake sturgeon	X	X	X	X
Lepisosteus osseus Longnose gar	X	X	X	X
Amia calva Bowfin	X	X	X	X
Anguilla rostrata American eel	X	X	X	X
Alosa pseudoharengus Alewife	X	X	X	X
Dorosoma cepedianum Gizzard shad		X	X	X
Hiodon tergisus Mooneye	X	X	X	X
Coregonus artedii Cisco or lake herring	X	X	X	
Coregonus clupeaformis Lake whitefish			X	
Prosopium cylindraceum Round whitefish		X	X	

Table 1. Continued.

Species	Greeley *et al.* 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Salmo gairdneri Rainbow trout		X	X	X
Salmo salar Atlantic salmon	X	X	X	
Salmo trutta Brown trout		X	X	
Salvelinus namaycush Lake trout		X	X	
Osmerus mordax Rainbow smelt		X	X	X
Umbra limi Central mudminnow	X	X	X	X
Esox americanus Grass pickerel		X	X	X
Esox lucius Northern pike	X	X	X	X
Esox masquinongy Muskellunge	X	X	X	X
Esox niger Chain pickerel		X	X	
Carassius auratus Goldfish		X		
Clinostomus elongatus Redside dace		X		
Couesius plumbeus Lake chub		X	X	
Cyprinus carpio Carp	X	X	X	
Exoglossum maxillingua Cutlips minnow	X	X	X	X

Table 1. Continued.

Species	Greeley *et al.* 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Hybognathus hankinsoni Brassy minnow		X	X	X
Hybognathus nuchalis Silvery minnow			X	X
Nocomis micropogon River chub			X	
Notemigonus chrysoleucas Golden shiner	X	X	X	X
Notropis anogenus Pugnose shiner		X	X	X
Notropis atherinoides Emerald shiner	X	X	X	X
Notropis bifrenatus Bridle shiner	X	X	X	X
Notropis cornutus Common shiner	X	X	X	X
Notropis heterodon Blackchin shiner	X	X	X	X
Notropis heterolepis Blacknose shiner	X	X	X	X
Notropis hudsonius Spottail shiner	X	X	X	X
Notropis rubellus Rosyface shiner	X	X	X	X
Notropis spilopterus Spotfin shiner	X	X	X	X
Notropis stramineus Sand shiner	X	X	X	X
Notropis volucellus Mimic shiner	X		X	X

Table 1. Continued.

Species	Greeley *et al.* 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Phoxinus eos Northern redbelly dace		X	X	
Phoxinus neogaeus Finescale dace		X	X	
Pimephales notatus Bluntnose minnow	X	X	X	X
Pimephales promelas Fathead minnow	X	X	X	X
Rhinichthys atratulus Blacknose dace		X	X	
Rhinichthys cataractae Longnose dace	X	X	X	X
Semotilus atromaculatus Creek chub	X	X	X	X
Semotilus corporalis Fallfish	X	X	X	X
Semotilus margarita Pearl dace		X	X	
Carpiodes cyprinus Quillback		X	X	
Catostomus catostomus Longnose sucker		X	X	
Catostomus commersoni White sucker	X	X	X	X
Erimyzon oblongus Creek chubsucker		X		
Moxostoma anisurum Silver redhorse	X	X	X	X
Moxostoma carinatum River redhorse		X	X	

Table 1. Continued.

Species	Greeley 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Moxostoma duquesnei Black redhorse		X	X	
Moxostoma hubbsi Copper redhorse		X		
Moxostoma macrolepidotum Shorthead redhorse	X	X	X	X
Moxostoma valenciennesi Greater redhorse	X	X	X	X
Ictalurus melas Black bullhead		X	X	
Ictalurus natalis Yellow bullhead		X	X	X
Ictalurus nebulosus Brown bullhead	X	X	X	X
Ictalurus punctatus Channel catfish	X	X	X	X
Noturus flavus Stonecat	X	X	X	
Noturus gyrinus Tadpole madtom		X	X	X
Percopsis omiscomaycus Trout-perch	X	X	X	X
Lota lota Burbot	X	X	X	X
Fundulus diaphanus Banded killifish	X	X	X	X
Labidesthes sicculus Brook silverside	X	X	X	X
Culaea inconstans Brook stickleback	X	X	X	X

Table 1. Continued.

Species	Greeley 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Gasterosteus aculeatus Threespine stickleback	X	X	X	X
Pungitius pungitius Ninespine stickleback			X	
Morone americana White perch		X	X	X
Morone chrysops White bass		X	X	X
Ambloplites rupestris Rockbass	X	X	X	X
Lepomis gibbosus Pumpkinseed	X	X	X	X
Lepomis macrochirus Bluegill		X	X	X
Lepomis megalotis Longear sunfish		X		
Micropterus dolomieu Smallmouth bass	X	X	X	X
Micropterus salmoides Largemouth bass	X	X	X	X
Pomoxis nigromaculatus Black crappie		X	X	X
Ammocrypta pellucida Eastern sand darter		X	X	
Etheostoma caeruleum Rainbow darter		X		
Etheostoma exile Iowa darter	X	X	X	X
Etheostoma flabellare Faintail darter		X	X	
Etheostoma nigrum Johnny darter	X	X	X	

Table 1. Continued.

Species	Greeley 1930	Hubbs & Lagler 1958	Scott & Crossman 1973	1976
Etheostoma olmstedi Tessellated darter				X
Perca flavescens Yellow perch	X	X	X	X
Percina caprodes Logperch	X	X	X	X
Percina copelandi Channel darter	X	X	X	
Stizostedion canadense Sauger	X	X	X	
Stizostedion vitreum vitreum Walleye	X	X	X	X
Aplodinotus grunniens Freshwater drum		X	X	X
Cottus bairdi Mottled sculpin	X	X	X	X
Cottus cognatus Slimy sculpin		X	X	X

Sparrow, _____
Sparrow, Chipping _____
Sparrow, Field _____
Sparrow, White-crnd _____
Sparrow, White-thrtd _____
Sparrow, Fox _____

Sparrow, Lincoln's _____
Sparrow, Swamp _____
Sparrow, Song _____
Longspur, Lapland _____
Bunting, Snow _____

NOTE: All reports of unusual sightings (thosed marked with #), species not on checklist, or species seen out of season must be submitted with details such as numbers, date, location, observers, field marks. Field marks used in identification (plumage, action, song, flight, etc.) should be noted at time of observation.)

CASUAL OR HYPOTHETICAL:

White-tailed Tropic-bird (Specimen)
Little Blue Heron
Snowy Egret
Glossy Ibis
White-fronted Goose
European Wigeon
Barrow's Goldeneye (Specimen)
Common Eider
King Eider
Golden Eagle (Specimen)
Gyrfalcon (Specimen)
Spruce Grouse (Specimen)
Bobwhite
Yellow Rail
Piping Plover
Long-billed Curlew (Specimen)
Willet
Long-billed Dowitcher
Hudsonian Godwit
Ruff
American Avocet
Parasitic Jaeger
Little Gull
Black-legged Kittiwake
Forster's Tern
Thick-billed Murre (Specimen)

Barn Owl
Great Gray Owl
Boreal Owl (Specimen)
Red-bellied Woodpecker
Western Kingbird
Willow Flycatcher
Raven (Specimen)
Tufted Titmouse
Carolina Wren
Sage Thrasher (Photo)
Varied Thrush (Specimen)
Worm-eating Warbler
Blue-winged Warbler
Louisiana Waterthrush
Yellow-breasted Chat
Hooded Warbler
Western Meadowlark
Orchard Oriole
Black-headed Grosbeak(Photo)
Blue Grosbeak
Hoary Redpoll
Clay-colored Sparrow

(Feb. 1975)

NORTH COUNTRY BIRD CLUB
Watertown, New York
REGIONAL CHECKLIST OF BIRDS
Jefferson, Lewis, St. Lawrence Counties

Observer _____ Date _____

Locality _____ Total _____

Loon, Common _____
Loon, Red-thrtd# _____
Grebe, Red-necked# _____
Grebe, Horned _____
Grebe, Pied-billed _____
Cormorant, Dbl-cr _____
Heron, Great Blue _____
Heron, Green _____
Egret, Cattle _____
Egret, Great# _____
Heron, Black-cr N. _____
Bittern, Least# _____
Bittern, American _____
Swan, Mute# _____
Swan, Whistling# _____
Goose, Canada _____
Brant# _____
Goose, Snow _____
Mallard _____
Duck, Black _____
Gadwall _____
Pintail _____
Teal, Green-winged _____
Teal, Blue-winged _____
Wigeon, American _____
Shoveler, Northern _____
Duck, Wood _____
Redhead _____
Duck, Ring-necked _____
Canvasback _____
Scaup, Greater _____
Scaup, Lesser _____

Goldeneye, Common _____
Bufflehead _____
Oldsquaw _____
Scoter, White-winged _____
Scoter, Surf _____
Scoter, Black _____
Duck, Ruddy # _____
Merganser, Hooded _____
Merganser, Common _____
Merganser, Red-brstd _____
Vulture, Turkey _____
Goshawk, Northern _____
Hawk, Sharp-shinned _____
Hawk, Cooper's _____
Hawk, Red-tailed _____
Hawk, Red-shouldered _____
Hawk, Broad-winged _____
Hawk, Rough-legged _____
Eagle, Bald# _____
Hawk, Marsh _____
Osprey _____
Falcon, Peregrine# _____
Merlin# _____
Kestrel, American _____
Grouse, Ruffed _____
Pheasant, Ring-necked _____
Partridge, Gray _____
Turkey _____
Rail, Virginia _____
Sora _____
Gallinule, Common _____
Coot, American _____

Plover, Semipalmated
Killdeer
Plover, Amer Golden
Plover, Bl-bellied
Turnstone, Ruddy
Woodcock, American
Snipe, Common
Whimbrel #
Sandpiper, Upland
Sandpiper, Spotted
Sandpiper, Solitary
Yellowlegs, Greater
Yellowlegs, Lesser
Knot, Red
Sandpiper, Purple#
Sandpiper, Pectoral
Sandpiper, White-rumped
Sandpiper, Baird's
Sandpiper, Least
Dunlin
Dowitcher, Short-bld
Sandpiper, Stilt
Sandpiper, Semipalmated
Sandpiper, Western #
Sandpiper, Buff-brstd#
Sanderling
Phalarope, Red#
Phalarope, Wilson's#
Phalarope, Northern#
Gull, Glaucous
Gull, Iceland
Gull, Gr. Black-bkd
Gull, Herring
Gull, Ring-billed
Gull, Bonaparte's
Tern, Common
Tern, Caspian
Tern, Black
Dove, Rock
Dove, Mourning
Cuckoo, Yellow-billed
Cuckoo, Black-billed

Owl, Screech
Owl, Great Horned
Owl, Snowy
Owl, Hawk#
Owl, Barred
Owl, Long-eared#
Owl, Short-eared
Owl, Saw-whet#
Whip-poor-will
Nighthawk, Common
Swift, Chimney
Hummingbird, Ruby-thrtd
Kingfisher, Belted
Flicker, Common
Woodpecker, Pileated
Woodpecker, Red-headed
Sapsucker, Yellow-bld
Woodpecker, Hairy
Woodpecker, Downy
Woodpecker, Bl-bkd 3t#
Woodpecker, No. 3t#
Kingbird, Eastern
Flycatcher, Gr. Crstd
Phoebe, Eastern
Flycatcher, Yellow-bld#
Flycatcher, Alder
Flycatcher, Least
Pewee, Eastern Wood
Flycatcher, Olive-sd
Lark, Horned
Swallow, Tree
Swallow, Bank
Swallow, Rough-winged
Swallow, Barn
Swallow, Cliff
Martin, Purple
Jay, Gray#
Jay, Blue
Crow, Common
Chickadee, Bl-capped
Chickadee, Boreal#
Nuthatch, White-brstd

Nuthatch, Red-brstd
Creeper, Brown
Wren, House
Wren, Winter
Wren, Long-billed Marsh
Wren, Sht-billed Marsh#
Mockingbird#
Catbird, Gray
Thrasher, Brown
Robin, American
Thrush, Wood
Thrush, Hermit
Thrush, Swainson's
Thrush, Gray-cheeked
Veery
Bluebird, Eastern
Gnatcatcher, Bl-gray#
Kinglet, Golden-crnd
Kinglet, Ruby-crnd
Pipit, Water
Waxwing, Bohemian#
Waxwing, Cedar
Shrike, Northern
Shrike, Loggerhead
Starling
Vireo, Yellow-thrtd
Vireo, Solitary
Vireo, Red-eyed
Vireo, Philadelphia#
Vireo, Warbling
Warbler, Bl-white
Warbler, Golden-wnged
Warbler, Tennessee
Warbler, Orange-crnd#
Warbler, Nashville
Warbler, No Parula
Warbler, Yellow
Warbler, Magnolia
Warbler, Cape May
Warbler, Bl-thrtd Blue
Warbler, Yellow-rumped
Warbler, Bl-thrtd Green

Warbler, Cerulean
Warbler, Blackburnian
Warbler, Chestnut-sd
Warbler, Bay-brstd
Warbler, Blackpoll
Warbler, Pine#
Warbler, Palm
Ovenbird
Waterthrush, Northern
Warbler, Connecticut#
Warbler, Mourning
Yellowthroat, Common
Warbler, Wilson's
Warbler, Canada
Redstart, American
Sparrow, House
Bobolink
Meadowlark, Eastern
Blackbird, Red-winged
Oriole, Northern
Blackbird, Rusty
Grackle, Common
Cowbird, Brown-headed
Tanager, Scarlet
Cardinal
Grosbeak, Rose-brstd
Bunting, Indigo
Grosbeak, Evening
Finch, Purple
House Finch
Grosbeak, Pine
Redpoll, Common
Siskin, Pine
Goldfinch, American
Crossbill, Red
Crossbill, White-wnged
Towhee, Rufous-sided
Sparrow, Savannah
Sparrow, Grasshopper
Sparrow, Henslow's
Sparrow, Vesper
Junco, Dark-eyed

APPENDIX B

FISH AND WILDLIFE HABITAT OCCURANCE DATA

Source: CEIP IV - Oil Spill Response Model - St. Lawrence River (Tables 1-5)

x	occurrence
o	rare occurrence
o	uncommon occurrence
o	common occurrence
+	casual sighting
L	local occurrence
P	permanent resident
R	resident
S	present, not in breeding habitat during breeding season
M	
B	
W	
x	(winter) birds

Table 1 . *Mammals of documented occurrence along the international sector of the St. Lawrence River.

COMMON NAME	Status***				Habitat***																									
	Common	Uncommon	Rare	Ice	Open water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed areas					Whitehouse Bay	Brandy Brook & Murphy Islands	Coles Creek Area	Coles Creek Park	Washington Area	Sucker Brook	Navigation Pt. St.	Orden Island	Sparrowhawk Pt. Iroquois Gap						
Opossum			X			X	X	X	X	X	X									X										
Masked shrew			X			X		X																						
Smokey shrew			X					X																						
Pigmy shrew			X				X		X	X										X										
Short-tailed shrew	X			X		X	X	X	X	X	X						X		X	X										
Hairy-tailed mole			X					X																						
Star-nosed mole		X		X		X	X	X	X	X							X													
Little brown bat**																														
Keen's bat**																														
Eastern pipistrelle**																														
Big brown bat**																														
Red bat**																														
Hoary bat**																	X		X	X										
Snowshoe hare	X			X		X	X	X	X						X	X		X	X	X	X			X						
Eastern cottontail	X			X		X	X	X	X	X	X																			
European hare			X						X	X							X		X	X	X			X						
Eastern chipmunk	X					X		X	X	X	X													X						
Woodchuck	X					X			X	X	X				X				X		X									
Gray squirrel	X							X	X		X						X		X	X	X			X						
Red Squirrel	X							X											X	X										
Southern flying-squirrel		X						X																						
Northern flying-squirrel			X					X																						
Beaver	X				X	X	X	X											X	X										
Deer mouse	X			X				X	X	X	X									X										
White-footed mouse	X			X				X	X	X	X																			
Red-backed vole			X				X	X																						
Meadow vole	X			X		X	X	X	X	X	X				X	X	X	X	X	X				X						
Pine vole			X					X									X		X											
Muskrat	X					X	X																	X						
Norway rat	X									X	X																			
House mouse	X									X	X																			
Meadow jumping mouse	X					X	X		X	X									X	X										
Woodland jumping mouse			X				X	X											X	X										
Porcupine		X						X	X										X					X						
Coyote	X			X		X	X	X	X	X																				
Red fox	X			X		X	X	X	X	X									X											
Raccoon	X			X		X	X	X	X	X	X								X	X										
Fisher			X			X	X	X																						
Ermine		X				X	X	X	X																					
Long-tailed weasel			X	X		X	X	X	X	X																				
Mink	X			X		X	X	X																						

*Nomenclature from Banfield (1974) and Jonsgard (1975).
**Occurrence of bats from Lackey 1977. No other data available on habitat and st[illegible]
***From Wright (1978) -- Her abundant and frequent categories are combined into "co[illegible]" herein other [illegible] included

Table 1 . Continued

COMMON NAME	Status*** Common	Uncommon	Rare	Habitat*** Ice	Open water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed areas						Whitehouse Bay	Brandy Brook	Murphy Islands	Coles Creek Area	Coles Creek Park	Waddington Area	Sucker Brook	Navigation Lt. 91	Ogden Island	Sparrowhawk Pt. Iroquois Dam					
Striped skunk	X			X		X	X	X	X	X							X		X	X					X					
River otter		X		X	X	X	X																							
White-tailed deer	X			X		X	X	X	X	X	X						X		X	X										

Table 2 . *Birds of regular documented occurrence **along the International sector the St. Lawrence River.

COMMON NAME	Seasonality/Status: Breeding	Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Habitat Types: Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas				Whitehouse Bay	Bayeux Brook	Murphy Islands	Coles Creek Area	Coles Creek Park	Washington Area	Sucker Brook	Navigation Is. #1	Cotton Island	Sparrowhawk Pt. Iroquois Gap					
Red-throated Loon			o	o		x	x	x												m						m					
Common Loon	o		●	●	o		x										m	B,m	m	m	m					m					
Pied-billed Grebe	o		●	●			x		x								S	S,m		m			S,M								
Horned Grebe			●	●	o	x	x											m		m	m	m				m					
Red-necked Grebe		+	o	o	o	x	x	x										m		m	m										
Double-crested Cormorant		●	●	●			x	x										S,m	S,m	m	Sm					m					
American Bittern	●		●	o					x									B,m		S			S			m					
Least Bittern	o		o	o					x																						
Great Blue Heron	●L		●	●	o	x	x	x	x								S	S,m	S,m	S,m	SM	S,m	S,M		S	S,M					
Great Egret		+	+	+					x																						
Cattle Egret		+	+	+					x			x																			
Green-backed Heron	●		●	●				x	x								S	B,m	B,m	Bm	B,M	B	B			B,M					
Black-crowned Night-Heron		●	●	o				x	x																						
Tundra Swan			+	+	+		x	x	x									m													
Mute Swan				+	+		x	x																							
Snow Goose			o	o			x	x													M										
Brant		o	●	●			x	x										m	m	m	M										
Canada Goose	●		●	●	o	x	x	x	x			x					S,m	S,m	B,m	B,m	S,m	B,m	B,m			B,M					
Wood Duck	●		●	●	+		x	x	x	x								S,m	S,m	B,m	m		S,M								
Green-winged Teal	o		●	●	+	x	x	x	x									m	m	m	M										
American Black Duck	o		●	●	●	x	x	x	x									B,m	B,m	B,m	M		M		M,W B,M W	S,M					
Mallard	●		●	●	●	x	x	x	x								S,m	B,m	Bm	B m	B,M	Bm	B,M			S,M					
Northern Pintail	o		●	●	+	x	x	x	x									m	S,m	m	M						m					
Blue-winged Teal	o		●	●	+		x	x	x									m	S,m	m			S,M								
Northern Shoveler	o		o	o	+		x	x	x											m											
Gadwall	●		●	●	o	x	x	x	x								m	B,m	B,m	B,m	M				M	B,M					
European Wigeon				+				x	x									S,m	B,m	S,m											
American Wigeon	●L		●	●	o	x	x	x	x									S,m	B,m	S,m	M		M			S,M					
Canvasback		+	●	●	●	x	x	x												m	M										
Redhead		o	●	●	o	x	x	x												m	M										
Ring-necked Duck			●	●	+		x	x										m	m	m	M		m								
Greater Scaup		●	●	●	●	x	x	x										m	m	m	M	M			M,W	M,W					
Lesser Scaup		o	●	●	o	x	x	x												m											
Oldsquaw		+	●	●	o	x	x	x											m		m	m				M					
Black Scoter				●			x												m		m					m					
Surf Scoter				●			x											m	m	m	M					M					
White-winged Scoter		+	●	●	+	x	x	x										m	m	m	M					M					
Common Goldeneye		+	●	●	●	x	x	x										m	m	m	m	m	m		M,W	M,W					
Barrow's Goldeneye			o		o	x	x	x																							
Bufflehead		+	●	●	o	x	x	x										m	m	m	M	m	M		W	M					
Hooded Merganser		o	●	●	+		x	x	x									m		m	m		M			M					

*Nomenclature from 6th edition American Ornithologists Union Check-list of North Am[illegible] birds. 1983.
**Accidental species are included in Table 3.

Table 2 . Continued

	Breeding	Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas	Whitehouse Bay	Brandy Brook	Murphy Islands	Coles Creek Area	Coles Creek Park	Washington Area	Sawyer Brook	Navigation W. 21	Orion Island	Sparrowhawk Pt. Iroquois Dam					
Common Merganser		●	●	●	●	x	x	x						m	m	S,m	m	M		S,m		m,w	M,W					
Red-breasted Merganser		○	●	●	○	x	x	x						m	m	m	m	M					M					
Ruddy Duck	○		○	○			x	x	x						m					M								
Turkey Vulture	●		●	●				x	x	x	x	x			S,m	S	S,m	S,m		S,M		S	S,M					
Osprey		○	○	○			x	x	x						S,m		S,m	S,M	m	m								
Bald Eagle			○	○	○	x	x	x	x	x																		
Northern Harrier	●		●	●				x	x		x	x		B,m	S,m	m	m	S,M	S	S,M		M	B,M					
Sharp-shinned Hawk	○		●	●	○				x	x	x	x	x	m	m		m,W	B,m	m									
Cooper's Hawk	○		○	○	○				x	x	x	x			m		m,W	mW		M			M					
Northern Goshawk	○		○	○	○				x	x	x				W	W	W	W					W					
Red-shouldered Hawk	○		○	○					x	x					S													
Broad-winged Hawk	●		●	●					x	x	x				B,m		B,m	M					M					
Red-tailed Hawk	●		●	●	○			x	x	x	x	x	x		B,m		B,m	B,M	B,M			B,M	B,M					
Rough-legged Hawk		○	●	●	●			x	x		x	x			m,W		W	m	MW			m	M					
American Kestrel	●		●	●	○			x	x		x	x	x	B	B,m	S	S,m	B,M	B,M	M		B,M	B,M					
Merlin			○	○				x							m													
Gray Partridge	OP		OP	OP	OP						x	x																
Ring-necked Pheasant	OP		OP	OP	OP						x	x	x		P		P	P										
Ruffed Grouse	OP		●	OP	OP				x	x	x				P		P	P	P	P			P					
Virginia Rail	●		●	○					x								B											
Sora	○		○	○					x								B											
Common Moorhen	●		●	●					x						B,m		B,m											
American Coot		○	●	●				x	x						M		M	m										
Black-bellied Plover			●	●				x	x						m		m	m		M								
Lesser Golden Plover			○	○				x	x			x					m											
Semipalmated Plover			●	●				x	x						m		M	M										
Killdeer	●		●	●				x	x			x	x					B,m	B,M	B,M		B,M						
Greater Yellowlegs			●	●				x	x						m		m	M		M								
Lesser Yellowlegs			●	●				x	x					m	m	m	m	M		M			M					
Solitary Sandpiper			○	○				x	x						m	m	m											
Spotted Sandpiper	●		●	●				x	x					B,	B,M	B,M	B,M	B,M	B,M	B,M		B,M	B,M					
Upland Sandpiper	○		○	○								x			S								S,M					
Whimbrel				○				x.																				
Hudsonian Godwit				○				x																				
Ruddy Turnstone			●	●				x						m	m			M										
Red Knot				○				x									m											
Sanderling			○	●				x							m	m	m											
Semipalmated Sandpiper			●	●				x	x						m	m	M	M	M	M								
Western Sandpiper				○				x																				
Least Sandpiper			●	●				x	x						m		m			M								
White-rumped Sandpiper			○	○				x							m													

Table 2 . Continued

	Seasonality/Status						Habitat Types																							
	Breeding	Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas	Whitehouse Bay	Brandy Brook	Murphy Islands	Colon Creek Area	Colon Creek Park	Washington Area	Sucker Brook	Washington Pt. 21	Golden Island	Sparrowhawk Pt. Iroquois Cove							
Baird's Sandpiper			O				X	X								M			M											
Pectoral Sandpiper		O	●	●			X	X			X				M															
Purple Sandpiper				+			X																							
Dunlin			●	●			X	X							m	m		M		M										
Short-billed Dowitcher		O	O	O			X	X							M					M										
Common Snipe	●		●	●			X	X		X					m	m	B,m	m												
American Woodcock	●		●	O				X		X					B,m		B	B					B							
Wilson's Phalarope		O	+			X	X	X							M															
Red-necked Phalarope				+		X	X																							
Bonaparte's Gull		O	●	●	+	X	X	X							m	m	m	M	m	M			M							
Ring-billed Gull	●		●	●	●	X	X	X	X		X	X		S,m	S,m	B,m	S,m	S,m	S,m	S,m	S	S,M	S,M							
Herring Gull	●		●	●	●	X	X	X	X			X		S,m	S,m	S,m	S,m	S,m	S,m	S,m	S	S,M	S,M							
Iceland Gull				O	●	X	X	X															W							
Glaucous Gull			O	O	●	X	X	X							W															
Great Black-backed Gull		●	●	●	●	X	X	X	X						S,m	S,m	S,M	Sm	MW	MW		MW	S,M							
Black-legged Kittiwake				O	+	X	X																							
Caspian Tern		O	●	●			X	X										M												
Common Tern	●.		●	●			X	X	X					S,m	S,m	B,m	S,m	S,m	S,m	S,m	B,M	S	S,M							
Black Tern	O		O	O			X	X	X																					
Rock Dove	●R		●R	●R	●R			X	X		X	X	X	P					P				P							
Mourning Dove	●		●	●	O						X	X	X		B,m		B,m	B,m	BM	BM		B	B,M							
Black-billed Cuckoo	●		●	O					X	X	X				B		B	B	B	B			B							
Yellow-billed Cuckoo	O		O	+					X	X	X									B										
Eastern Screech-Owl	●R		●R	●R	●R			X	X	X					P		P			P										
Great Horned Owl	●R		●R	●R	●n		X	X	X	X	X				P	S	P	P		P										
Snowy Owl			O	O	O	X	X	X		X	X						W						W							
Great Gray Owl					O		X		X	X	X																			
Long-eared Owl	O			O					X						W															
Short-eared Owl				O				X		X	X						M													
Northern Saw-whet Owl			O	O					X																					
Common Nighthawk	●L		●	●			X	X		X	X	X			m		M	M	S,m	M			B,M							
Whip-poor-will	●		●	O				X	X	X	X				S		B	M												
Chimney Swift	●L		●	●			X	X	X	X	X	X			m		m	S,m	B,m	S,m			M							
Ruby-throated Hummingbird	O		O	O					X	X	X				B,m		B,m		M											
Belted Kingfisher	●		●	●	+		X	X						B,M	B,M	S	B,M	B,m	B,M	B,M			B,M							
Red-headed Woodpecker	O		O	+	+				X	X	X												B							
Yellow-bellied Sapsucker	O		●	●	O				X	X					m		B,m	M	B,m				B,m							
Downy Woodpecker	●		●	●	●			X	X	X	X	X			S,W		B,m	S,m W	W	N,W			W							
Hairy Woodpecker	●		●	●	●				X	X	X			S,W	S,m		S,m	B,m W	B,m W	N,W										
Black-backed Woodpecker					+				X																					
Northern Flicker	●		●	●	O				X	X	X			B,m	B,m	B,m	B,m	B,m	B,m	B,M		B	S,m							

Table 2 . Continued

COMMON NAME	Seasonality/Status: Breeding	Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Habitat Types: Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas	Whitehouse Bay	Brandy Brook	Murphy Islands	Coles Creek Area	Coles Creek Park	Washington Area	Sucker Brook	Navigation Wt. 91	Union Island	Sparrowhawk Pt. Ironwood Cove					
Pileated Woodpecker	OR		OR	OR	OR					x	x						P	P		P								
Olive-sided Flycatcher		O	O	O						x	x				M													
Eastern Wood-Pewee	●		●	●						x	x				B,M		B,M	B,M	B,M	B,M								
Yellow-bellied Flycatcher	O		O	O						x	x						M	M										
Alder Flycatcher	O		●	O					x	x	x	x			B			B	B				B					
Willow Flycatcher	●		●	O					x	x	x	x			B		B	B	B				B					
Least Flycatcher	●		●	O						x	x				B		B	B	B	B								
Great Crested Flycatcher	●		●	●						x	x				B		B,M	B,M	B,M	B,M			B,M					
Eastern Kingbird	●		●	●				x	x		x	x	x	B,M	B,M	B,M	B,M	B,M	B,M	B,M		B,M	B,M					
Horned Lark	O		●	●	●			x				x							M				M					
Purple Martin	●L		●	●			x	x	x		x	x	x		B,M	S,M	S,M	B,M	B,M	S,M		S,M	B,M					
Tree Swallow	●		●	●			x	x	x	x	x	x	x	B,M	B,M	S,M	B,M	B,M	B,M	B,M		M	B,M					
Northern Rough-winged Swallow	●		●	●			x	x	x		x				M		M	S,M	M				B,M					
Bank Swallow	●L		●	●			x	x	x		x	x	x	S,M	S,M	S,M	S,M	B,M	B,M	B,M		S,M	B,M					
Cliff Swallow	●L		●	●			x	x	x		x	x	x	S,M	S,M	S	S,M	M					B,M					
Barn Swallow	●		●	●			x	x	x		x	x	x	S,M				B,M	B,M	M		M	B,M					
Blue Jay	●		●	●	●			x	x	x	x	x	x	M,W	B,M		B,M	B,M	B,M	B,M		M,W	B,M					
American Crow	●		●	●	●	x		x	x	x	x	x	x	B,M	B,M	S,M	B,M	B,M	B,M	B,M			B,M					
Black-capped Chickadee	●		●	●	●			x	x	x	x	x	x	M,W	B,M		B,M	B,M	B,M	B,M			B,M					
Boreal Chickadee					+					x	x		x															
Red-breasted Nuthatch	O		●	●	●					x	x	x	x		B,M		B,M	B,M	M									
White-breasted Nuthatch	●		●	●	●					x	x	x	x		B,M		B,M	B,M	B,M	M,W			B,M					
Brown Creeper	O		●	●	O					x	x				B,M		L,C	M	M				M					
House Wren	●		●	●						x	x	x	x		B,M		B,M	B,M	B,M	B,M		B	B,W					
Winter Wren	O		●	●	+					x	x				M		B,M	M										
Sedge Wren	+		O									x																
Marsh Wren	●		●	●					x											B,M								
Golden-crowned Kinglet	O		●	●	O					x	x				M		S,M	M	M									
Ruby-crowned Kinglet			●	●						x	x				M		M	M	M	M			M					
Blue-Gray Gnatcatcher	O		O	+						x																		
Eastern Bluebird	O		O	O	+						x	x	x															
Veery	●		●	●						x	x				B,M		B,M	B,M	B,M	B,M			B,M					
Gray-cheeked Thrush			O	O						x	x						M	M										
Swainson's Thrush			O	O						x	x				M		M	M	M									
Hermit Thrush			●	●						x	x				M		M	M										
Wood Thrush	●		●	●						x	x				B,M		B,M	B,M	B,M	B			B,M					
American Robin	●		●	●	O			x	x	x	x	x	x	B,M	B,M	B,M	B,M	B,M	B,M	B,M		B,M	B,M					
Gray Catbird	●		●	●						x	x	x		B,M	B,M		B,M	B,M	B,M	B,M		B,M	B,M					
Northern Mockingbird				+	+						x	x	x										B					
Brown Thrasher	●		●	●						x	x			B,M	B,M		B,M	M	B,M									
Water Pipit			●	●				x				x			M			M	M									

Table 2 . Continued

COMMON NAME	Breeding	Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas	Whitehouse Bay	Brandy Brook	Murphy Islands	Colins Creek	Alice Cove	Cove Creek	Zack	Washington Area	Sucker Brook	Navigation W. Bj	Gyden Island	Spartanhavy Pt. Hopkins Cem					
Bohemian Waxwing					O						X	X	X				W			B,M					B,M					
Cedar Waxwing	●		●	●	●						X	X	X		M	B,M			B,M	W					W					
Northern Shrike			O	O	●			X			X	X			W				M,W	MW	W				W					
Loggerhead Shrike	O		O	+							X	X																		
European Starling	●		●	●	●			X	X	X	X	X	X		B,M	B,M			B,M	B,M	B,M	B,M		B,M	B,M					
White-eyed Vireo		+								X									S											
Solitary Vireo	O		●	●						X	X					M			S,M	M										
Yellow-throated Vireo	●		●	O					X	X	X								B,M		M	B								
Warbling Vireo	●		●	●						X	X	X	X			B,M			B,M	BM	BM	BM			BM					
Philadelphia Vireo			O	O						X	X								M	M										
Red-eyed Vireo	●		●	●						X	X					B,M			B,M	BM	BM	BM			B,M					
Blue-winged Warbler		+									X																			
Golden-winged Warbler	O		O	O							X																			
Tennessee Warbler			●	●						X	X								M	M										
Nashville Warbler	●		●	●						X	X					B,M			B,M	BM	M	M								
Northern Parula			O	O						X	X								m		M									
Yellow Warbler	●		●	●							X	X	X		B,M	B,M	B,M		B,M	BM	BM	BM		B	BM					
Chestnut-sided Warbler	●		●	●						X	X					B,M			B,M	M	M									
Magnolia Warbler	O		●	●						X	X					M			M	M										
Cape May Warbler		O	●	●						X	X								M	M										
Black-throated Blue Warbler	O		●	●						X	X					M			m	M	M									
Yellow-rumped Warbler	O		●	●						X	X					M			M	M	M				M					
Black-throated Green Warbler	O		●	●						X	X					m			m	M	M									
Blackburnian Warbler	O		●	●						X	X					M			M	M										
Pine Warbler	●		●	●						X	X					M			B,M	M	M									
Palm Warbler			●	●						X	X					m														
Bay-breasted Warbler			●	●						X	X					M			M	M	M									
Blackpoll Warbler		O	●	●						X	X					M			M	M	M									
Cerulean Warbler	O		O	+						X																				
Black and White Warbler	O		●	●						X	X					M			B,M	M										
American Redstart	●		●	●						X	X					B,M			B,M	BM	B,M	B								
Ovenbird	●		●	●						X	X					B,m			BM	B	B,M	M								
Northern Waterthrush	O		●	●					X		X					M			B,M	M	M									
Mourning Warbler	O		O	O						X	X					m			B,M		M									
Common Yellowthroat	●		●	●					X		X	X	X		B,M	B,M	B,M		B,M	B,M	B,M	B,M		B	B,M					
Wilson's Warbler		O	●	●						X	X					M			M	M										
Canada Warbler	O		O	O						X	X					M			M											
Scarlet Tanager	●		●	●						X	X				M	B,M			B,M	B,M	B,M									
Northern Cardinal	OR		OR	OR	OR					X	X	X	X			P			P	P	P									
Rose-breasted Grosbeak	●		●	●						X	X	X				B,M			B,M	BM	BM	B,M			BM					
Indigo Bunting	●		●	●						X	X	X			B,M	M			B,M	B	B,M	B		B	BM					

Table 2 . Continued

COMMON NAME	Breeding		Summer Visitor	Spring Migrant	Fall Migrant	Wintering	Ice Edge	Open Water	Shoreline	Wetlands	Woodlands	Shrublands	Farmlands	Developed Areas		Whitehouse Bay	Brandy Brook	Murphy Island	Coles Creek Area	Coles Creek Park	Washington Area	Sucker Brook	Navigation W. 91	Cotton Island	Sparrowhawk Pt. Iroquois Gen					
Rufus-sided Towhee	●		●	●						x	x	x				B,M	B,M		B,M	B,M	B,M	M		B	B,M					
American Tree Sparrow			●	●	●					x	x	x	x			M,W	M,W		M,W	M,W	M,W	M,W			M,W					
Chipping Sparrow	●		●	●							x	x	x			B,M	B,M		B,M	B,M	B,M				B,M					
Field Sparrow	●		●	●							x	x				B,M								B						
Vesper Sparrow	○		○	○								x				B,M														
Savannah Sparrow	●		●	●								x				B,M			M		B,M			B,M	B,M					
Grasshopper Sparrow	○		○	+								x				S														
Henslow's Sparrow	○		○	+								x													B					
Fox Sparrow			●	●						x	x								M	M										
Song Sparrow	●		●	●	○						x	x	x			B,M	B,M	B,M	B,M	B,M	B,M	B,M		B	B,M					
Lincoln's Sparrow			○	●					x		x								M	M					M					
Swamp Sparrow	●L		●	●					x		x						M		B,M						B,M					
White-throated Sparrow	●		●	●	○					x	x	x	x				B,M		M	M	M	M			M					
White-crowned Sparrow			●	●							x	x	x				M		M	M	M									
Dark-eyed Junco	●		●	●	○					x	x	x	x				M		S,M	M,W	M	M			M,W					
Lapland Longspur			○	○	○			x				x				M														
Snow Bunting			●	●	●			x				x				M,W	M,W		M,W	M,W	M,W				M,W					
Bobolink	●		●	●					x		x	x				B,M		S		M	B,M			B	B,M					
Red-winged Blackbird	●		●	●	○				x		x	x	x			B,M	B,M	B,M	B,M	B,M	B,M	B,M		B,M	B,M					
Eastern Meadowlark	●		●	●							x	x				B,M		B,M		M	B,M			B,M	B,M					
Rusty Blackbird		+	●	●				x	x	x	x						M		M	M					M					
Common Grackle	●		●	●	+				x	x	x	x	x			B,M	B,M	B,M	B,M	B,M	B,M	B,M		B,M	B,M					
Brown-headed Cowbird	●		●	●					x	x	x	x	x			M	B,M	S,M	B,M	B,M	B,M	B,M		B,M	B,M					
Northern Oriole	●		●	●					x	x	x	x	x			B,M	B,M		B,M	B,M	B,M	B,M			B,M					
Pine Grosbeak			●	●	●					x	x						M,W		M,W	W	W				W					
Purple Finch	●		●	●	○					x	x	x	x				B,M		B,M	B,M	B									
House Finch	●L		●L	●L	●L								x																	
Red Crossbill			●	●	●					x	x								W	W										
White-winged Crossbill			○	○	○					x	x																			
Common Redpoll			●	●	●						x	x				M,W	M,W		M,W	M,W	M,W			M,W	M,W					
Hoary Redpoll					+						x	x																		
Pine Siskin			●	●	●					x	x					M,W	M,W				M									
American Goldfinch	●		●	●	●					x	x	x	x			B,M	M		B,M	B,M	B,M	B,M			B,M					
Evening Grosbeak		+	●	●	●					x	x	x	x				M,W		M,W	M,W	M,W				M,W					
House Sparrow	●L		●L	●L	●L						x	x	x						P		P									
Addenda.																														
Eastern Phoebe	●		●	●						x	x	x	x				B,M		B,M	B,M	B,M	M			B,M					

Table 4 . *Reptiles and Amphibians of documented occurrence along the international sector of the St. Lawrence River.

COMMON NAME	Status**	Habitat Type Larvae/Young					Habitat Type Adults					Whitehouse Bay	Brandy Brook	Murphy Island	Cotes Creek Area	Cotes Creek Park	Washington Area	Sucker Brook	Navigation Mr. 21	Cotton Island	Sparrowhawk Pt. Iroquois Dam
	Common	Uncommon	Rare	Open Water	Shoreline	Wetlands	Uplands	Open Water	Shoreline	Wetlands	Uplands										
Mudpuppy		X			X	X		X	X	X											
Jefferson salamander			X				!														
Blue-spotted salamander			X			X				X	X										
Spotted salamander		X				X				X	X										
Red-spotted newt		X				X	X			X											
Red-backed salamander	X						X				X										
Four-toed salamander			X			X				X	X										
American toad	X				X	X			X	X	X				X	X		X			X
Spring peeper	X					X				X	X										
Gray tree frog	X					X				X	X										
Western chorus frog		X				X				X	X										
Bullfrog	X				X	X			X	X											
Green frog	X				X	X			X	X											
Mink frog			X			X		X	X	X											
Wood frog		X				X			X	X	X										
Northern leopard frog	X					X			X	X	X		X								
Pickerel frog			X			X			X	X	X				X	X		X			
Snapping turtle	X					X			X	X											
Stinkpot		X				X			X	X											
Map turtle		X			X	X		X	X												
(Midland) Painted turtle	X					X				X			X		X	X		X			
Blanding's turtle		X				X				X	X				X						
Northern water snake	X			X	X	X		X	X	X				X	X	X	X	X			X
Northern brown snake		X					X	X	X	X											
Red-bellied snake			X				X		X	X	X										
Eastern garter snake	X						X		X	X	X					X	X				
(Northern) ribbon snake		X					X			X	X										
Smooth green snake		X					X		X	X	X										
Black rat snake			X				X			X	X										
Eastern milk snake		X					X		X		X										

*Scientific nomenclature follows Conant (1975)
**Status from Alexander 1975

Table 5 . *Fish of documented occurrence along the international sector of the St. Lawrence River.

KEY
X = Recorded
L = Local
T = Tributaries

	Status: Common	Status: Uncommon	Status: Rare	Status: Tributaries	Habitat: Shallow Areas	Habitat: Open Water	Whitehouse Bay	Brandy Brook	Murphy Islands	Coles Creek Area	Coles Creek Park	Waddington Area	Sucker Brook	Navigation Lt. 91	Ogden Island	Sparrowhawk Pt. Iroquois Dam
Silver lamprey		X				X									X	X
Sea lamprey		X				X										
Lake sturgeon			X			X					X					
Long nose gar	X			X	X		X									
Bowfin	X				X											
American eel	X				X	X	X	X		X	X				X	X
Alewife	X				X	X	X	X		X					X	X
Gizzard shad	X				X	X	X	X								
Mooneye			X		X	X										X
Cisco	X				X	X										
Coho salmon			X		X	X										
Rainbow trout			X			X										
Brown trout			X			X										
Brook trout	X			X												
Rainbow smelt	X				X	X									X	
Central mudminnow						X										
Redfin pickerel	X				X											
Northern pike	X				X	X	X	X		X	X				X	X
Muskellunge		X			X	X		X		X					X	
Goldfish		X			X	X				X					X	
Redside dace				X												
Carp	X				X	X	X	X		X	X		X		X	X
Cutlips minnow		X			X	X										
Brassy minnow		X			X	X										
Silvery minnow	X				X	X										
Golden shiner	X				X	X	X	X		X	X				X	X
Satinfin shiner				X												
Fugnose shiner			X	X	X											
Emerald shiner	X				X	X										
Bridle shiner		X			X	X										
Common shiner		X			X	X										
Blackchin shiner			X		X	X										
Blacknose shiner		X			X	X										
Spottail shiner	X				X	X	X	X			X		X		X	X
Rosyface shiner			X		X	X										
Spotfin shiner	X				X	X										
Sand shiner	XL				X	X							X		X	X
Mimic shiner		X			X	X										
Northern redbelly dace	X			X												
Finescale dace	X			X												
Bluntnose minnow	X				X	X	X	X					X		X	X

*From Eckert and Hanlon 1977

Table 5 Continued

KEY
X = Recorded
L = Local
T = Tributaries

	Status			Habitat																										
	Common	Uncommon	Rare	Tributaries	Shallow Areas	Open Water										Whitehouse Bay	Brandy Brook	Murphy Island	Coles Creek Area	Coles Creek Park	Waddington Area	Sucker Brook	Navigation Lt. 91	Green Island	Sparrowhawk Pt. Iroquois Gap					
Fathead minnow	XT		X	X	X	X																			X					
Blacknose dace	X			X																										
Longnose dace	XT	X		X	X																									
Creek chub		XT	X	X	X											X	X		X	X		X		X	X					
Fallfish	X				X	X																								
Pearl dace	X			X												X	X		X	X				X	X					
White sucker	X				X	X										X								X						
Silver redhorse	X				X	X										X								X	X					
Shorthead redhorse		X			X	X																								
Greater redhorse	X				X	X																								
Black bullhead		X		X																										
Yellow bullhead			X		X	X										X	X		X					X	X					
Brown bullhead	X				X	X																								
Channel catfish	X				X	X														X										
Stonecat	XT	X		X	X	X																								
Tadpole madtom			X		X	X																								
Burbot			X		X	X											X		X	X		X			X					
Banded killifish	X				X	X													X											
Brook silverside		X				X																			X					
Brook stickleback	XT		X	X	X	X														X		X								
Threespine stickleback		X			X	X										X	X		X	X				X	X					
White perch	X				X	X										X														
White bass	XL		X		X	X										X	X		X	X				X	X					
Rock bass	X				X	X										X	X		X	X		X		X	X					
Pumpkinseed	X				X	X										X	X		X											
Bluegill	X				X											X	X		X	X				X	X					
Smallmouth bass	X				X	X										X	X		X					X	X					
Largemouth bass	X				X	X										X	X		X					X	X					
Black crappie	X				X	X										X	X		X											
Iowa darter			X		X	X																								
Fantail darter			X		X																				X					
Tessellated darter	X				X	X										X	X		X	X		X		X	X					
Yellow perch	X				X	X										X	X		X	X		X		X	X					
Logperch	XT	X		X	X	X																								
Channel darter			X		X	X																								
Sauger			X		X	X																		X						
Walleye	XL				X	X										X	X							X	X					
Freshwater drum			X		X	X										X														
Mottled sculpin		X			X																									

APPENDIX C

GUIDELINES FOR COORDINATNG REVIEWS OF PROPOSED STATE AND FEDERAL ACTIONS

PROCEDURAL GUIDELINES FOR COORDINATING NYS DEPARTMENT OF STATE (DOS) & LWRP CONSISTENCY REVIEW OF FEDERAL AGENCY ACTIONS

DIRECT ACTIONS

1. After acknowledging the receipt of a consistency determination and supporting documentation from a federal agency, DOS will forward copies of the determination and other descriptive information on the proposed direct action to the program coordinator (of an approved LWRP) and other interested parties.

2. This notification will indicate the date by which all comments and recommenda-tions must be submitted to DOS and will identify the Department's principal reviewer for the proposed action.

3. The review period will be about twenty-five (25) days. If comments and recommendations are not received by the date indicated in the notification, DOS will presume that the municipality has "no opinion" on the consistency of the proposed direct federal agency action with local coastal policies.

4. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality, DOS will contact the municipality to discuss any differences of opinion or questions prior to agreeing or disagreeing with the federal agency's consistency determination on the proposed direct action.

5. A copy of DOS' "agreement" or "disagreement" letter to the federal agency will be forwarded to the local program coordinator.

PERMIT AND LICENSE ACTIONS

1. DOS will acknowledge the receipt of an applicant's consistency certification and application materials. At that time, DOS will forward a copy of the submitted documentation to the program coordinator an will identify the Department's principal reviewer for the proposed action.

2. Within thirty (30) days of receiving such information, the program coordinator will contact the principal reviewer for DOS to discuss: (a) the need to request additional information for review purposes; and (b) any possible problems pertaining to the consistency of a proposed action with local coastal policies.

3. When DOS and the program coordinator agree that additional information is necessary, DOS will request the applicant to provide the information. A copy of this information will be provided to the program coordinator upon receipt.

4. Within thirty (30) days of receiving the requested additional information or discussing possible problems of a proposed action with the principal reviewer for DOS, whichever is later, the program coordinator will notify DOS of the reasons why a proposed action may be inconsistent or consistent with local coastal policies.

5. After the notification, the program coordinator will submit the municipality's written comments and recommendations on a proposed permit action to DOS before or at the conclusion of the official public comment period. If such comments and recommendations are not forwarded to DOS by the end of the public comment period, DOS will presume that the municipality has "no opinion" on the consistency of the proposed action with local coastal policies.

6. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality on a proposed permit action, DOS will contact the program coordinator to discuss any differences of opinion prior to issuing a letter of "concurrence" or "objection" letter to the applicant.

7. A copy of DOS' "concurrence" or "objective" letter to the applicant will be forwarded to the program coordinator.

FINANCIAL ASSISTANCE ACTIONS

1. Upon receiving notification of a proposed federal financial assistance action, DOS will request information on the action from the applicant for consistency review purposes. As appropriate, DOS will also request the applicant to provide a copy of the application documentation to the program coordinator. A copy of this letter will be forwarded to the coordinator and will serve as notification that the proposed action may be subject to review.

2. DOS will acknowledge the receipt of the requested information and provide a copy of this acknowledgement to the program coordinator. DOS may, at this time, request the applicant to submit additional information for review purposes.

3. The review period will conclude thirty (30) days after the date on DOS' letter of acknowledgement or the receipt of requested additional information, whichever is later. The review period may be extended for major financial assistance actions.

4. The program coordinator must submit the municipality's comments and recommendations on the proposed action to DOS within twenty days (or other time agreed to by DOS and the program coordinator) from the start of the review period. If comments and recommendations are not received within this period, DOS will presume that the municipality has "no opinion" on the consistency of the proposed financial assistance action with local coastal policies.

5. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality, DOS will contact the program coordinator to discuss any differences of opinion or questions prior to notifying the applicant of DOS' consistency decision.

6. A copy of DOS' consistency decision letter to the applicant will be forwarded to the program coordinator.

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Guidelines for Notification and Review of State Agency Actions Where Local Waterfront Revitalization Programs are in Effect

I. PURPOSES OF GUIDELINES

A. The Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Article 42 of the Executive Law) and the Department of State's regulations (19 NYCRR Part 600) require certain state agency actions identified by the Secretary of State to be consistent to the maximum extent practicable with the policies and purposes of approved Local Waterfront Revitaliza-tion Programs (LWRPs). These guidelines are intended to assist state agencies in meeting that statutory consistency obligation.

B. The Act also requires that state agencies provide timely notice to the situs local government whenever an identified action will occur within an area covered by an approved LWRP. These guidelines describe a process for complying with this notification requirement. They also provide procedures to assist local governments in carrying out their review responsibilities in a timely manner.

C. The Secretary of State is required by the Act to confer with state agencies and local governments when notified by a local government that a proposed state agency action may conflict with the policies and purposes of its approved LWRP. These guidelines establish a procedure for resolving such conflicts.

II. DEFINITIONS

A. Action means:

1. A "Type 1" or "Unlisted" action as defined by the State Environmental Quality Review Act (SEQRA);

2. Occurring within the boundaries of an approved LWRP; and

3. Being taken pursuant to a state agency program or activity which has been identified by the Secretary of State as likely to affect the policies and purposes of the LWRP.

B. Consistent to the maximum extent practicable means that an action will not substantially hinder the achievement of any of the policies and purposes of an

approved LWRP and, whenever practicable, will advance one or more of such policies. If an action will substantially hinder any of the policies or purposes of an approved LWRP, then the action must be one:

1. For which no reasonable alternatives exist that would avoid or overcome any substantial hindrance;

2. That will minimize all adverse effects on the policies or purposes of the LWRP to the maximum extent practicable; and

3. That will result in an overriding regional or statewide public benefit.

C. Local Waterfront Revitalization Program or LWRP means a program prepared and adopted by a local government and approved by the Secretary of State pursuant to Executive Law, Article 42; which program contains policies on the management of land, water and man-made resources, proposed land uses and specific projects that are essential to program implementation.

III. NOTIFICATION PROCEDURE

A. When a state agency is considering an action as described in II above, the state agency shall notify the affected local government.

B. Notification of a proposed action by a state agency:

1. Shall fully describe the nature and location of the action;

2. Shall be accomplished by use of either the State Clearinghouse, other existing state agency notification procedures, or through an alternative procedure agreed upon by the state agency and local government;

3. Should be provided to the local official identified in the LWRP of the situs local government as early in the planning stages of the action as possible, but in any event at least 30 days prior to the agency's decision on the action. (The timely filing of a copy of a completed Coastal Assessment Form with the local LWRP official should be considered adequate notification of a proposed action.)

C. If the proposed action will require the preparation of a draft environ-mental impact statement, the filing of this draft document with the chief executive officer can serve as the state agency's notification to the situs local government.

IV. LOCAL GOVERNMENT REVIEW PROCEDURE

A. Upon receipt of notification from a state agency, the situs local govern-ment will be responsible for evaluating a proposed action against the policies and purposes of its approved LWRP. Upon request of the local official identified in the LWRP, the state agency should promptly provide the situs local government with whatever additional information is available which will assist the situs local government to evaluate the proposed action.

B. If the situs local government cannot identify any conflicts between the proposed action and the applicable policies and purposes of its approved LWRP, it should inform the state agency in writing of its finding. Upon receipt of the local government's finding, the state agency may proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.

C. If the situs local government does not notify the state agency in writing of its finding within the established review period, the state agency may then presume that the proposed action does not conflict with the policies and purposes of the municipality's approved LWRP.

D. If the situs local government notifies the state agency in writing that the proposed action does conflict with the policies and/or purposes of its approved LWRP, the state agency shall not proceed with its consi-deration of, or decision on, the proposed action as long as the Resolution of Conflicts procedure established in V below shall apply. The local government shall forward a copy of the identified conflicts to the Secretary of State at the time when the state agency is notified. In notifying the state agency, the local government shall identify the specific policies and purposes of the LWRP with which the proposed action conflicts.

V. RESOLUTION OF CONFLICTS

A. The following procedure applies whenever a local government has notified the Secretary of State and state agency that a proposed action conflicts with the policies and purposes of its approved LWRP:

1. Upon receipt of notification from a local government that a proposed action conflicts with its approved LWRP, the state agency should contact the local LWRP official to discuss the content of the identified conflicts and the means for resolving them. A meeting of state agency and local government repre-sentatives may be necessary to discuss and resolve the identified conflicts. This discussion should take place within 30 days of the receipt of a conflict notification from the local government.

2. If the discussion between the situs local government and the state agency results in the resolution of the identified conflicts, then, within seven days of the discussion, the situs local government shall notify the state agency in writing, with a copy forwarded to the Secretary of State, that all of the identified conflicts have been resolved. The state agency can then proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.

3. If the consultation between the situs local government and the state agency does not lead to the resolution of the identified conflicts, either party may request, in writing, the assistance of the Secretary of State to resolve any or all of the identified conflicts. This request must be received by the Secretary within 15 days following the discussion between the situs local government and the state agency. The party requesting the assistance of the Secretary of State shall forward a copy of their request to the other party.

4. Within 30 days following the receipt of a request for assistance, the Secretary or a Department of State official or employee designated by the Secretary, will discuss the identified conflicts and circumstances preventing their resolution with appropriate representatives from the state agency and situs local government.

5. If agreement among all parties cannot be reached during this discussion, the Secretary shall, within 15 days, notify both parties of his/her findings and recommendations.

6. The state agency shall not proceed with its consideration of, or decision on, the proposed action as long as the foregoing Resolution of Conflicts procedures shall apply.

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