

SECTION IV - PROPOSED USES AND PROJECTS

A key component of Dexter's Waterfront Revitalization Program consists of specific uses and projects, both public and private, proposed for the coastal area. Evaluation of inventory, waterfront conditions and applicable State and local policies provided the basis for determining proposed uses, and in most cases, preferred projects for the village's waterfront. The choice of uses and projects followed three principle steps: (1) identification of alternatives to satisfy applicable policies; (2) review of alternatives by the local waterfront advisory committee for recommendations of preferred uses and projects to the Village Board of Trustees; and (3) approval of such uses and projects by the Mayor and Village Board.

PROPOSED LAND AND WATER USES

Five principle categories of new or changed land uses were proposed for Dexter's waterfront area: residential; commercial; industrial; public; and utilities. Plate XIII, entitled "Village of Dexter - Proposed Land and Water uses," illustrates their extent and distribution.

Residential. Expanded areas of residential use are proposed as infill development for vacant properties south of Lakeview Drive and west of Brainard Street. The actual extent of such development, however, is likely to be quite sparse due to practical limitations imposed on most of the areas by steep slopes, poor soil conditions and, with the exception of Maynard Avenue's water service, lack of public sewers and water supply.

In particular, the sizable tracts of forest and forest brushland between Brainard Street and Maynard Avenue are likely to remain in a largely undeveloped condition. The steep slopes there have historically precluded almost all development opportunities. On the few vacant parcels where slope is less of an obstacle, actual residential uses will be predicated upon soil suitability to handle on-site sewage disposal and upon extension of the water system by the village.

Commercial. The only additional commercial use proposed for the waterfront is targeted between two existing commercial structures found along the southeast side of William Street. Proximity to existing infrastructure and the village core make the expansion of commercial recreation facilities a viable use at this waterfront site.

Industrial. The northeastern portion of the former Sulphite Mill site (designated 11/1s on Plate XIII) is proposed for industrial use. Light industry and storage activities are currently planned for this deteriorated and underutilized waterfront area.

A mixture of water dependent and non-water dependent uses are anticipated in this industrial area since the property would be used to "incubate" new or expanding businesses (see description of Incubator Building project under Proposed Public and Private Projects). Non-water dependent businesses would be able to relocate to the Watertown Industrial Park as their expansion needs outgrow the site. Water dependent industries, on the other hand, would be encouraged to expand in Dexter's waterfront.

Public. For the immediate future, the balance of the former Sulphite Mill property is proposed to remain as public land, used by the village for temporary storage. As future demand warrants, inland portions of the site will provide for the expansion of industrial uses. Industrial uses will be encouraged to locate or expand first on the vacant land immediately west of the designated Il/Is area, which is more suitable for development than the steeply sloped land further west. Public recreational and related support facilities (e.g., parking) may also be provided on the site to meet demand generated primarily by the salmonid sport fishery.

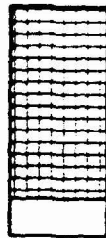
A sufficient portion of Sulphite Mill site adjacent to the water's edge will be retained by the village to maintain the opportunity for future public access along the shoreline. As needed, water-dependent or water-enhanced development will be permitted the use of these lands, with priority given to water-dependent industrial uses. Public access will be provided as a multiple use of such development, as future demand warrants and as compatible with such development.

Public uses are proposed for other waterfront properties owned by the village. In particular, public access and recreation activities are planned for the entire village-owned portion of the larger Fish Island and for the point of land abutting the west side of the NY Route 180 bridge. As future demand warrants, the village's parcel along the southeast side of William Street will provide for additional off-street parking for commercial and recreational waterfront uses and limited shoreline access when appropriate and compatible with adjoining uses.

Utilities. New areas proposed for this use category coincide with the presently undeveloped holdings of the Hydro Development Group, Inc. located along the east side of NY Route 180 south of Water Street, on the southern portion of the larger Fish Island and, covering all but the southwestern end of the smaller Fish Island. At present the firm has no plans for development of its vacant properties. Should the company increase its generating capacity, most expansion activities are expected to occur within the confines of existing facilities or on minor portions of its undeveloped lands for equipment storage.

Representatives of the Hydro Development Group, Inc. and village officials have discussed and are generally in agreement on public access and recreation (and parking) as a multiple use for property held by the firm on the southern portion of the larger island. Such cooperation is aimed at accommodating public access for salmon fishing and parking for both fishermen and spectators that are expected to gather near the proposed fish ladder.

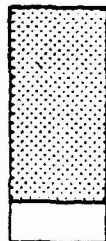
Agriculture



- { Ac - Cropland
- Ap - Pasture
- Ax - Other Agriculture

A - Inactive

Residential



- { Rr - 1 & 2 Family
- Rm - 3 or More (Multi-family)

R - Vacant

Commercial



- { Cc - Retail Trade
- Cr - Recreational
- Ca - Office & Non Retail
- Cx - Other Commercial

C - Vacant

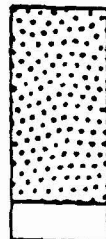
Industrial/Extractive



- { Il - Light
- Ih - Heavy
- Is - Industrial Storage
- Ix - Other Industrial
- Es - Stone Quarries
- mg - Sand & Gravel Pits
- Ex - Other Mining

I/E - Vacant

Public/Semi-Public



- { Pg - Government Services
- Pe - Educational
- Pr - Recreational
- Ps - Semi-Public

P - Vacant

Transportation/Utilities & Communications



- Ta - Airports
- Tr - Railways
- Tw - Water Transport
- Tx - Other Transportation
- Ue - Electric Gen./Dist.
- Ug - Gas & Oil Transmission
- Us - Water Treatment
- Ur - Solid Waste Management
- Ux - Other
- T/U - Vacant

Forest



- { Fn - Forest
- Fb - Forest Brushland
- Fp - Forest Plantation

Wetlands



- { Wp - Public/Recreational
- Wx - Other

Non-Productive Lands



- { Ns - Sand & Beach
- Nr - Exposed Rock Cliffs

PROPOSED PUBLIC AND PRIVATE PROJECTS

In concert with the proposed land and water uses identified on the preceding pages, five waterfront revitalization projects have been proposed. Three of the five projects were initiated before or during the development of Dexter's Local Waterfront Revitalization Program and are now in progress or near completion. The remaining two are expected to commence within the next two years. Together, the five projects constitute a comprehensive effort to reestablish the local waterfront as a major center of activity and economic strength. Generally located on Plate XIV, they include the following:

1. the lower boat launch facilities,
2. Riverside Park,
3. rehabilitation of buildings in the village core,
4. development of Fish Island, and
5. an "incubator building" at the former sulphite mill site.

Each of these projects has been deemed critical to revitalization of the Dexter waterfront. The remainder of this section provides individual project description, including sketch plans, cost estimates and time schedules.

Lower Boat Launch Facilities. Spurred by the Department of Environmental Conservation's salmonid stocking program on the Black River, the Village of Dexter began preparing to manage the impacts which could be expected from a maturing sport fishery. If managed properly, the fishery would foster area-wide economic benefits through increased tourism during what has typically been the "off season" along the eastern shores of Lake Ontario and the U.S. side of the St. Lawrence River.

The village recognized the potential benefits to local businesses and the need for a concerted effort to prepare for an influx of fishermen. With local volunteers -- principally members of the Dexter Volunteer Fire Department -- and less than \$4,000 drawn from the village's limited tax revenues, the community began in 1981 and has nearly completed as of 1983 its first waterfront project.

This project consists of developing a double width boat launch ramp, a single width launch ramp, approximately 100 feet of docking, a limited amount of dredging near the ramps and dock, a fish cleaning station, two crushed stone car and boat trailer parking areas, access driveways, an overflow parking area and landscaping (see Plate XIV-Area A, and Plate XV). Only the overflow parking, dredging and landscaping remain to be completed at present. These will be undertaken within the next two years as determined appropriate for the levels of parking demand and launch ramp use generated by the salmon fishermen and the extent of landscape buffer thus warranted. Additional grading and application of crushed stone for parking, dredging, completion of landscaping, and the fish cleaning station are estimated to cost between \$7,500 and \$11,500.

Riverside Park. The second waterfront project (also near completion) is Riverside Park. Shown in Area A of Plate XIV and in the lower center of Plate XV, the new park was conceived as a means of encouraging additional public access to the river to provide a recreation facility for salmon fishermen in the Spring and Fall and village residents throughout the Summer. At the same time, the village put its underutilized point of land west of the NY Route 180 bridge into productive and beneficial use.

Work began on this project in July of 1983 and is now almost completed. Included in the project was: substantial cutting and clearing of the site; filling; grading; limited dredging; construction of a 50 foot pedestrian bridge, a 25 foot by 25 foot picnic shelter, restrooms, and an additional 120 feet of boat docks; installation of pedestrian paths, picnic tables, fireplaces, and beaching areas for small boats; lighting; and landscaping. Work remaining at present includes the restrooms, fireplaces, dredging of the cove between the park and the lower boat launch facilities, lighting and limited landscaping. It is noteworthy that the initiative of local volunteers and about \$6,000 in village tax dollars and other contributions accelerated the progress -- begun on this site with a SBA grant for landscaping -- and put the park in place in a three-month period.

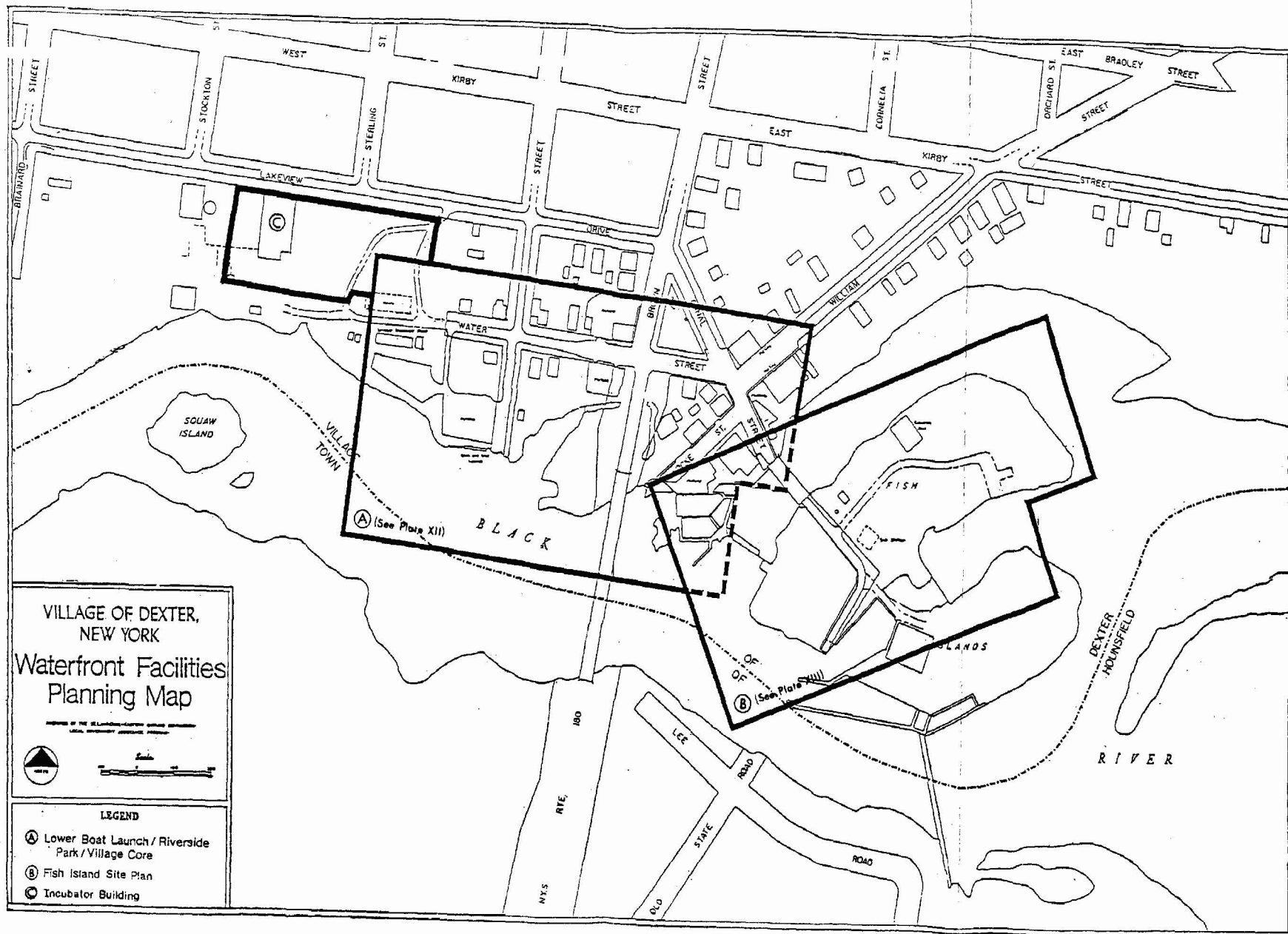
Total project costs are estimated at \$25,000 to \$31,000 with completion targeted for 1985. Again, the variable estimates of costs is predicated upon the extent of further improvements being determined in relation to the growth in level of demand for these facilities by fishermen and village residents alike.

Village Core. Also shown in Area A of Plate XIV and in the right (east) portion of Plate XV is the village core area which constitutes the third project site. Principal activities proposed there include commercial facade improvements, structural renovations to the so-called Village Barn, landscaping, new pavement striping for parking and pedestrian crosswalks.

The facade improvements are targeted at about eight commercial enterprises along Water Street and William Street. Needed improvements vary considerably from structure to structure but are generally less than \$10,000 for the average building. Total costs of the facade program are estimated at approximately \$75,000.

As part of the overall core area improvements, substantial renovations are proposed for the Village Barn which houses the village's snowplowing equipment and other DPW functions. The needed roof replacement, new doors and windows, new concrete floor, block bonding of the exterior and internal improvements are projected to cost \$57,000. Renovations are scheduled for completion in 1984.

The pavement striping and landscaping improvements within the village core area are expected to cost approximately \$8,500 and would be undertaken in 1986, depending on the availability of funds.



Fish Island. The second largest project encompasses the larger of the two Fish Islands. It represents a formidable undertaking to further the success of the Department of Environmental Conservation's salmonid sport fishery through the provision of public access and recreation facilities. Revitalization of the deteriorated and underutilized parcel owned by the village is a parallel goal.

As illustrated in Area B of Plate XIV and on Plate XVI, the project involves construction or installation of the following:

1. a 40 ft. wide boat launch, 100 ft. of docks and parking for a minimum of 40 cars and boat trailers;
2. a 40 ft. picnic pavilion (on an existing 60 ft. by 80 ft. concrete pad) with picnic tables, trash receptacles and associated parking;
3. restrooms;
4. a fish ladder between the two Fish Islands;
5. a spectator area to allow visitors a safe, accessible means of viewing salmon passing up the fish ladders;
6. a shared use parking lot for roughly 50 cars at the southern end of the island;
7. roadway and pedestrian walkway improvements;
8. general filling and landscaping improvements including clearing, grading, seeding and planting, especially around the southern end of the island; and
9. miscellaneous security lighting, fencing, and placement of trash receptacles. A second fish cleaning station for the disposal of fish remains will probably be needed on Fish Island to minimize nuisance and sanitary impacts during peak Fall and Spring salmon runs.

Rough estimates for project components are as follows:

Public

Parking areas, driveways and walkways	43,000
General site work	4,000
Pavillion	12,000
Restrooms	9,000
Lighting	11,000
Boat Launch and Dock	7,000
Fish Cleaning Station	5,000
Landscaping and miscellaneous*	<u>32,000</u>
Subtotal	118,000
Contingencies	11,300
Engineering and Administration	<u>19,200</u>
Subtotal	<u>148,500</u>

*picnic tables, fireplaces, trash receptacles, safety warning cable and handrail for spectator area.

Private (Hydro Development Group, Inc.)

Fish Ladder	350,000
Engineering	<u>35,000</u>
Subtotal	<u>385,000</u>
Total	<u>\$533,500</u>

The total cost of the Fish Island project is thus conservatively estimated in the range from \$500,000 to \$550,000. Again, the use of a range for estimated costs reflects the need to match facilities to the level of demand for the sport fishery as and to the extent it matures. Completion of the overall project is anticipated to require two years from its initiation. Current planning efforts envision the project beginning in 1984.

"Incubator Building." The fifth project is located south of Lakeview Drive, west of Liberty Street, where a few structures still stand amidst the ruins and rubble of the abandoned mill property formerly owned by the Dexter Sulphite Pulp and Paper Company (see Area C on Plate XIV). One of the site's structures, a three-level concrete and structural steel building, was determined to be sufficiently sound to permit renovation. The village's long-standing desire to deal with the eyesore and safety hazards imposed by the abandoned mill led to the proposed "incubator building" project which will accomplish such renovation. Plates XIII and XIV show the location of the "incubator building" and the surrounding three-acre parcel encompassed by the project. This parcel will be conveyed by the village to the Frontier Housing Authority.

The project entails substantial rehabilitation of the three-level building to provide about 50,000 sq.ft. of floor area for the incubation of new or expanding business and industry. It is believed that many of the firms starting or expanding there would ultimately relocate to other parts of Jefferson County, including the Jefferson County Industrial Park. Considerable assistance was provided by the Technical Assistance Center in Plattsburgh and the Jefferson County Industrial Development Agency in formulating and seeking funding for this facility.

In addition to renovations for the incubator building, the project will involve widespread improvements to the surrounding site through demolition and clearance of old building remains, filling, and the construction of access roads and parking. Overall costs of the project are estimated at nearly \$1.5 million. A detailed breakdown of project components and costs is provided below. Work on the project began recently (late October 1983) and is expected to be completed within two years. Special legislation has been submitted for introduction to the State Legislature whereby a foreign trade zone would be created for the site of the incubator building.

PROJECT COST *
 PROPOSED
 INCUBATOR INDUSTRIAL BUILDING
 VILLAGE OF DEXTER
 JEFFERSON COUNTY
 (Based on ENR of 3700)

<u>General Construction</u>	<u>Estimated Cost</u>
Interior clean-up	\$ 20,000
Demolition of old building remains, lump sum	30,000
Granular fill 450' x 80' x 5' ÷ 27 x \$6.50/cy	43,000
100 car parking lot @ 1/10 Veh./Ac. 43,560 SF ÷ 1.7 ÷ 9 SF/sy x \$10/sy	28,500
Access Roads and truck parking 15,000 SF ÷ 9 SF/sy x \$10/sy	16,600
Remove old roofing & place new insulation and roofing - 18,000 SF x 3.70/SF	66,600
Modifications to existing structure	
a. Remove windows - replace w/insulated panels 72 ea. x 41 SF/ea. x 9.75	28,800
b. Install new windows 72 ea. x 25 SF/ea. x \$27.75	49,950
c. Rebuild 4354 SF of wall w/conc. block 4354 x \$6.50	28,300
d. New roof system and structural modifications	36,700
e. Repair 1700 SF of floor @ \$5.00	8,500
f. Install insulated overhead doors 8 x \$2,000	16,000
g. Install new office area partitions	32,800
h. Scaffold, temporary heat, general conditions	10,400
Install freight elevator - L.S.	50,000
Remove and replace deteriorated walkways	3,000
Structural Modifications - L.S.	22,000
Fireproof third floor columns	2,500
New doors and windows (office areas)	22,300
Repair basement laid-up stone wall - L.S.	25,200

New exterior access to roof - L.S.	\$ 11,000
New stairs and handrails - L.S.	21,000
Paint interior of building: window closures and walls	13,800
New spray on ceiling/acoustical treatment - 54,000 SF @ \$1.31/SF	70,750
New ceiling system in office areas - L.S.	6,000
General conditions (mobilization, scaffolding, temporary heat, etc.)	<u>18,600</u>
Subtotal	\$682,300
Contingency	102,400
Engineering & Inspection	<u>78,500</u>
	\$863,200

HVAC

L.P. Gas radiant heating system 45,000 SF x \$2.69/s.f.	121,050
Ventilation	
a. 900 l.f. duct work @ \$20	18,000
b. Misc. controls and panels	5,000
c. 6 ea. power exhausters and intake ventilation	<u>9,000</u>
Subtotal	\$153,050
Contingency	23,000
Engineering & Inspection	<u>17,650</u>
	\$193,700

Plumbing

Plumbing

a. 6 toilet rooms @ \$5,000 ea.	30,000
b. 350' of 4" Ø sewer to building @ \$50	17,500
c. 150 l.f. of sanitary sewer @ \$25	3,750
Dry type sprinkler system - L.S.	<u>35,000</u>
Subtotal	\$ 86,250
Contingency	12,900
Engineering & Inspection	<u>9,900</u>
	\$109,100

Electrical

Lighting and power wiring for three floors	\$ 57,380
Entrance and general power distribution	<u>70,650</u>
Subtotal	\$128,030
Contingency	19,200
Engineering & Inspection	<u>14,770</u>
	\$162,000

Summary

General Construction	\$863,200
HVAC	193,700
Plumbing	109,100
Electrical	<u>162,000</u>
	\$1,328,000
Legal and Administrative	16,000
Site Surveys	<u>10,000</u>
	\$1,354,000
Estimate Prepared @ ENR = 3700 -	\$1,354,000
Current ENR = 3876.30 (10/82) -	\$1,419,000
Estimated ENR @ Bid = 4044.3(6/83) -	\$1,480,000

* Source: Dexter Incubator Building, Frontier Housing Authority, October, 1982.