SECTION II Inventory and Analysis

A. Introduction

The consultant, in conjunction with the Local Waterfront Revitalization Program (LWRP) waterfront committee, prepared an inventory and analysis of the Town of Hamlin LWRP area, primarily using the following sources:

1. Existing Town and County data and reports
2. Interviews with appropriate agencies (i.e., New York State Department of Environmental Conservation and Office of Parks, Recreation and Historic Preservation)
3. Field trips to collect primary data on land use and condition
4. U.S. Department of Interior, Geological Survey
5. New York State Department of Health

The LWRP deals with all of the factors affecting the waterfront (i.e., natural and water resources, community and cultural resources, and infrastructure) and their impact on the present and future of the Town of Hamlin. The inventory and analysis serves as a basis for the LWRP policies.

The Town of Hamlin is located in the northwest corner of Monroe County showing a latitude of 43 degrees, 18 minutes 30 seconds north and longitude of 77 degrees, 55 minutes, 53 seconds west. The Town is bordered on the north by Lake Ontario, on the west by Highway 272 (Orleans/Monroe County Line Road), on the east by Hamlin-Parma Town Line Road, and on the south by Hamlin-Clarkson Town Line Road.

The Town of Hamlin LWRP area has been divided into eight sub-areas for purposes of inventory and analysis (see Map 1 - Boundary and Sub-areas). Table 1 below details the acreage of the total LWRP area and its sub-areas, and also the length of the corresponding shorelines. (See subsection D 2 of this Inventory and Analysis for a full description of each sub-area.)

Table 1 - LWRP Inventory Sub-Area Characteristics

Sub-Area	Total Acreage	Lake Shoreline	Other Shoreline
1	348.43 AC	2,400.FT	-
2	1,959.67	18,540.	-
3	694.21	4,080.	-
4	723.30	7,920.	-
5	213.91	-	99,600. FT
6	655.21	6,480.	-
7	892.56	5,400.	-
8	843.64	7,980.	-
Total	6,330.93 AC	52,800.FT	99,600. FT

B. Historical Development

The Town of Hamlin lies in the northwest corner of Monroe County, bounded on the west by Orleans County and on the north by Lake Ontario. It is Monroe County's second largest town with a land area of 44.4 square miles and is largely agricultural, containing no incorporated villages. As one of the “outer ring” towns relatively far from the City of Rochester, Hamlin has, until recently, experienced a slow rate of growth.

The terrain is level throughout most of the town, although in the northern portion and in the vicinity of Sandy Creek, it is slightly rolling. Toward the lake, as the land descends to the water, an extensive 1,200 acre recreational facility exists, the Hamlin Beach State Park.

The soil in the town is rich and well suited for growing fruits, vegetables, and grains. In fact, much of the land bordering the lake is classified and mapped as Class 6 soil, the best possible for agricultural purposes. Dairy farms are also prevalent.

Hamlin was originally part of the Town of Northampton. In 1807 this large town was divided, and Hamlin became part of the Town of Murray. Clarkson and the land to become Hamlin separated from Murray in 1819 and this arrangement remained unchanged until 1852 when the Town of Union broke away from Clarkson. In 1861, Union changed its name to Hamlin after Hannibal Hamlin, the Vice-President under Abraham Lincoln.

Eventually, areas of the Town were cleared of trees and drainage to the lake was established. Once the swampy areas were made tillable, the soil of the Town was found to be unusually fertile. Combined with a mild climate due to the proximity of the lake, this assured Hamlin's development as a prime agricultural area. The lack of transportation facilities, however, remained a serious detriment to prosperity. The construction of the Erie Canal in the early 1820's provided some relief, although roads to the canal were few and difficult to travel.

By the 1830s, there was one sawmill for every mile of Sandy Creek and two grist mills - one close to the lake. In spite of all this industry, the first real influx of population to the waterfront area did not occur until 1844 when members of the Clarkson Phalanx (a Fourier Commune) purchased 1600 acres of land at the mouth of Sandy Creek. Ultimately, they hoped for a Federal grant to open the mouth of the creek to light shipping. The grant never came and the group disbanded in 1846. Some of the 400 plus members, however, remained in the area.

In the early 1870's grain rising continued to be a major occupation, but by this time the growing of fruit became equally important. In 1875, prompted by the success of this new industry, the Lake Ontario branch of the Rome, Watertown and Ogdensburg Railroad was extended through the Town, providing a much needed transportation route to commercial markets. Soon thereafter Hamlin could boast the largest twenty-ounce apple orchard in the world, just north of North Hamlin Road and entirely within the township.

Before the Civil War, people from the surrounding towns would travel to Troutburg, a small community on the lake at the Hamlin-Orleans County line. Here they would picnic or stay in the Ontario House. Some would even take a cruise to Canada on the steamboat that tied up at a large pier there. After the Civil War, and with the help of the railroad, a new group joined the pleasure seekers in Hamlin. This group was most interested in the mouth of Sandy Creek. Many sportsmen clubs and hotels to accommodate the influx sprang up all along the Hamlin shore of Lake Ontario. Only three buildings from the nine or ten resorts involved remain today, the Cady House at Troutburg, the Morgan House east of the mouth of the Creek, and the Brockport Yacht Club.

In the summer of 1935 the Civilian Conservation Corps (CCC), a federally funded program growing out of the Great Depression, moved into a seven year old County Park on Lake Ontario in the Town of Hamlin and began a six year building project. They transformed Northwest Beach Park into what officially became Hamlin Beach State Park in 1938. The work camp, located just east of Moscow Road, closed in 1941 but was used briefly as a farm labor camp and prisoner of war camp before the close of World War II. In 1961, the last section of the Lake Ontario Parkway was completed which connected the park with the City of Rochester. In 1962 additional land was purchased east of Yanty Creek, bringing the total parkland acreage to 1,117.73. (Reference material (The History of Hamlin Beach State Park)

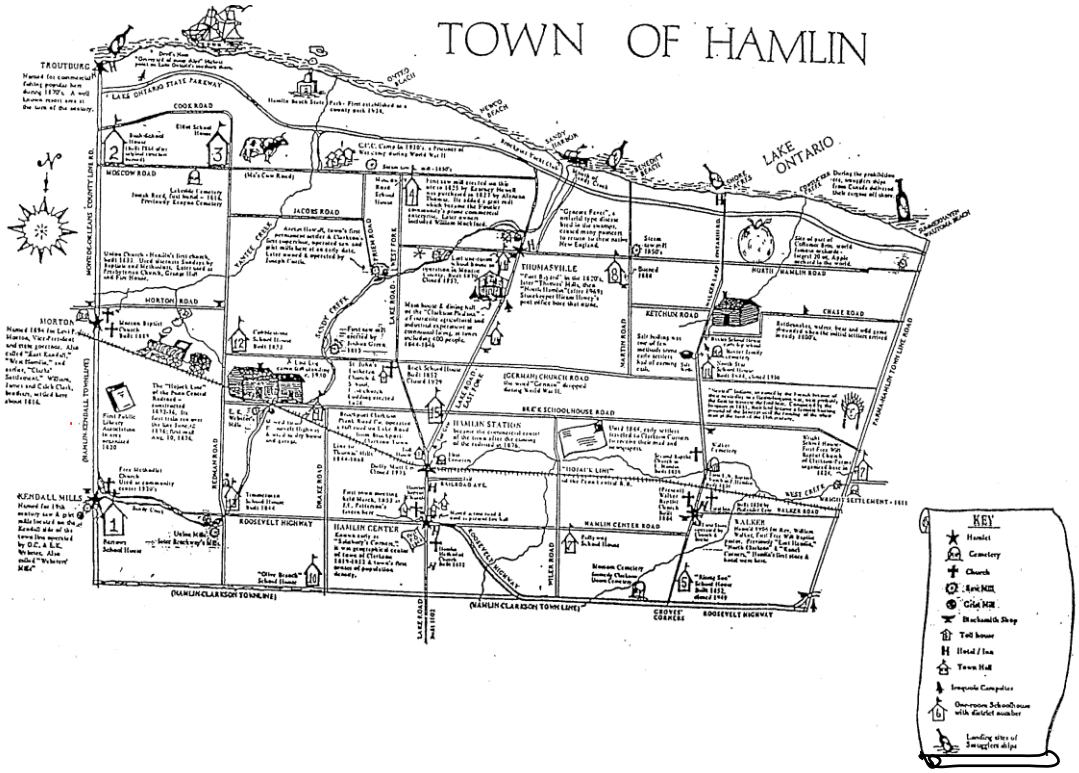
Early in its history, the Town was traversed by groups of Indians in search of fish and game. In 1651 the Iroquois Indians took control of the area.

There is also evidence of the existence of archaic Indians in the area of the town going back to 9,000 B.C. Of particular interest, because of their age, are two Clovis points found in what is now known as Areas 4 and 5 of the Hamlin Beach State Park. The area due south of Devil's Nose just south of Cook Road, and another area south of Priem Road on Sandy Creek, also have archeological value because of archaic point findings. Large quantities of these points can be found almost anywhere in the area from Sandy Creek east to Walker Lake Ontario Road and north of North Hamlin Road. Evidence of the most recent occupation by archaic Indians was found close to the inland roads. According to Brian Nagel of the Rochester Museum and Science Center, there are significant Native American sites on both sides of Sandy Creek as it flows into Lake Ontario, and there is every reason to believe that similar sites can be found at the mouth of Yanty Creek.

In 1806, Aretas Hascall established residence in the Town, becoming Hamlin's first permanent white settler. A few other pioneers followed, but emigration to the Town was extremely slow and difficult. No major transportation routes existed, the vast swamps induced unhealthy conditions, the area was remote from even small commercial centers, and the forests were practically impregnable. As a result, Hamlin was the last of Monroe County's towns to be permanently settled and organized.

Farming and farm-related businesses have continued to be the major economic activities within the Town, although currently many of the Town's residents are employed in and commute to nearby metropolitan Rochester employment centers.

The population of Hamlin has, until recently, been remarkably stable: In 1900, 2,188 people lived in the Town; in 1930 there was a slight decrease to 2,079 people; the figure 2,080 for 1940 showed no change, but in 1950, the Census Bureau counted 2,321 people. In 1952, the Lake Ontario State Parkway was completed all the way to the State Park. Resort property greatly increased in value. Population increased too. By 1960, 2,755 people lived in Hamlin. By 1970, the number jumped to 4,167. The biggest jump ever, came with the 1980 census figure of 7,675. The 1990 census shows, 9,203. The census taken in 2000 shows a small growth to 9, 355. Map 2 – Historic Resources outlines various historical points of interest.



Map 2 – Historic Resources

C. Natural Resources

1. Water Resources

Lake Ontario

The predominant water resource in the Town is Lake Ontario. Other important water resources include Sandy Creek and Yanty Creek. A number of other minor creeks and streams of intermittent flow discharge into the lake. These include Cowsucker Creek which enters the lake in sub-area 7, and Brush

Creek which flows through sub-areas 7 and 8 and ultimately discharges at a point in the adjacent Town of Parma, east of Hamlin.

The sub-drainage basin affecting the lake in the Hamlin area extends from the City of Rochester to the hamlet of Olcott Beach. The terrain of this basin area is generally gently rolling. The flat portion in the north part of the section lies in the Ontario Plain. To the south, a prominent east-west ridge known as the Niagara Escarpment marks the boundary of this plain. Gradual stream gradients exist, except where the escarpment is crossed. In this region, the larger streams have their source south of the Niagara Escarpment and flow across the escarpment in a northeasterly direction to the lake.

Sandy Creek

Sandy Creek and East Cove, near their juncture with Lake Ontario, are important water bodies in the Town of Hamlin. The total shoreline of Sandy Creek within the LWRP area, including the normal curves and undulations, is approximately 99,600 feet. A major portion of the creek and surrounding banks is a federally protected wetland.

The creek enters Lake Ontario at Sandy Harbor 0.3 miles east of the junction of Lake Ontario State Parkway and the extension of NY 19. The east branch of Sandy Creek joins the west branch of Sandy Creek at a point 0.1 miles south of U.S. Route 104 and 0.1 miles west of Groth Road at Murray in Orleans County. This intersection delineates the beginning point for Sandy Creek. Numerous tributaries and ponds located above this intersection join to create the creek. The lower portion of Sandy Creek is used as a harbor-of-refuge for watercraft with drafts up to five feet, when water level is normal.

Yanty Creek

Yanty Creek enters Lake Ontario from the south at Hamlin Beach State Park 0.5 miles west of the Monroe County Water Plant. Tributaries extend south of Kendall Morton Road and West into Orleans County.

Cowsucker Creek

Cowsucker Creek is a tributary of Lake Ontario and originates north of (German) Church Road and east of East Lake Road and travels in a northeasterly direction for a distance of approximately 24,000 feet. The creek flows through sub-area 7 and ultimately discharges into the lake east of Shore Acres Beach.

Brush Creek

Brush Creek drains an area immediately south of Cowsucker Creek. Brush Creek flows through sub-areas 7 and 8 in a northeasterly direction, through the federally designated wetland PM-1 and discharges into Lake Ontario in the Town of Parma, approximately 2,000 feet east of the Hamlin-Parma Town Line Rd.

2. Water Quality

The classifications of streams identified and referenced in the Hamlin LWRP area were assigned by NYSDEC in 1992.

Lake Ontario is classified A Special (A-S) (International Boundary Waters). This classification, the most stringent, restricts activities and regulates actions that could adversely affect the water quality of the lake. Overall lake water quality has improved as a result of regulations under the State Pollutant Discharge Elimination Act. Sandy Creek and East Cove have been classified as level C. Tributaries of Sandy Creek, both east and west branches, have various classifications from B to C. Yanty Creek is classified as level B from the lake to the Redman Road crossing 1.5 miles northeast of Morton and C to its source. Cowsucker Creek, normally an intermittent flowing stream, and Brush Creek are classified as C.

The Monroe County Department of Health monitors the 18 sand filters and 9 septic systems within Hamlin Beach State Park. In recent years, park employees have improved their on-going maintenance of these systems and problems have been reduced. At no time has the park beach been required forced to close because they could not meet State standards for water quality at bathing beaches.

Monroe County began the preparation of a water quality management plan for the Lake Ontario West Basin that drains into Lake Ontario along the Monroe County shoreline to the west of Rochester in 1989. The detailed watershed plan for the Lake Ontario West Basin was never completed. Instead, Monroe County completed the Rochester Embayment Remedial Action Plan (RAP) which outlined actions needed to protect and improve water quality in the Embayment and in the watershed that flows to it. The Embayment includes that portion of Lake Ontario from Bogus Point in Parma to Nine Mile Point in Webster.

One recommendation in the RAP was that the basin plan for the Lake Ontario West watershed be completed, but with a focus on plans for individual stream watersheds within the basin. To date, one watershed plan in the Lake Ontario West Watershed has been initiated. That is the Northrup Creek/Long Pond watershed plan. That watershed includes portions of the Towns of Ogden, Parma, Greece and the entire Village of Spencerport. That watershed plan is being developed by a team of staff from each of the watershed municipalities and from the County. That plan is expected to be completed in 2005. The Northrup Creek/Long Pond watershed plan identifies existing water quality problems, pollutants, and sources along with recommended actions to be taken to protect and improve water quality. Recommended actions in the plan are expected to begin in 2001.

Monroe County has indicated it would welcome the nomination of a Hamlin watershed for the next watershed plan. The County would work with representatives of the Town of Hamlin, other Towns, agencies and interest groups that the selected watershed encompasses in the preparation and implementation of such a plan.

Monroe County has established a Water Quality Management Committee to serve as the overall steering committee for the Rochester Embayment Remedial Action Plan project. This committee coordinates implementation, and seeks grants for water quality efforts in the County. A Lake Ontario West Basin Subcommittee was also formed to serve as the advisory group for the West Basin planning effort. The Town of Hamlin has been invited to participate in activities of this subcommittee, thus allowing the Town to coordinate local planning efforts with the basin planning effort. The Town of

Hamlin has appointed a Conservation Bd. /Hamlin Waterfront Advisory Committee Member as their designated representative.

Another recommendation made in the RAP was to institute streambank erosion control programs. A project coordinated by the Monroe County Soil and Water Conservation District has resulted in the development of an inventory of streambank erosion problems in the County. The latest inventory information about streambank erosion problems in Hamlin can be obtained from the Soil and Water Conservation District.

Other RAP recommendations that could be used by the Town to protect the Hamlin Lakeshore include:

- entering into intermunicipal agreements with the County and municipalities that share the same watersheds to protect water quality and/or wetlands
- convert existing dry stormwater basins to wetlands to manage stormwater quality
- stencil storm drains with the message “Do Not Dump-Drains to Stream”
- initiate pollution prevention measures at Town facilities
- revise parking regulations or encourage cluster development to address impacts of impervious surfaces.
- promote lawn care education (a pilot project is currently underway in Greece, Perinton and Pittsford)

3. Soils

The soils in the Town of Hamlin are dominated by glacial till formation. They are deep to shallow deposits that range from gravely fine sandy loam to clay in texture, and are nearly level to moderately sloping. The predominant soil group association, Collamer-Hilton-Niagara, found in the Hamlin LWRP area, is described as level to undulating lake plain that extends from the Genesee River west along Lake Ontario to the Orleans County line. The ridges and knolls of glacial till that cross this association generally run in an east-west direction. They are a conspicuous part of the landscape; some of them are identified drumlins.

Collamer soils are deep, nearly level to moderately sloping, moderately well drained, having a medium-textured surface layer and a medium-textured to moderately fine-textured subsoil. They are generally at an elevation intermediate between the low areas of the lake plain and the higher areas of the till ridges. Collamer soils pose severe limitations for disposal of septic tank effluent because of moderately slow to slow permeability below a depth of 14 inches. These soils pose moderate limitations for homesites because of a seasonal high water table of 1/2-2 feet below the surface.

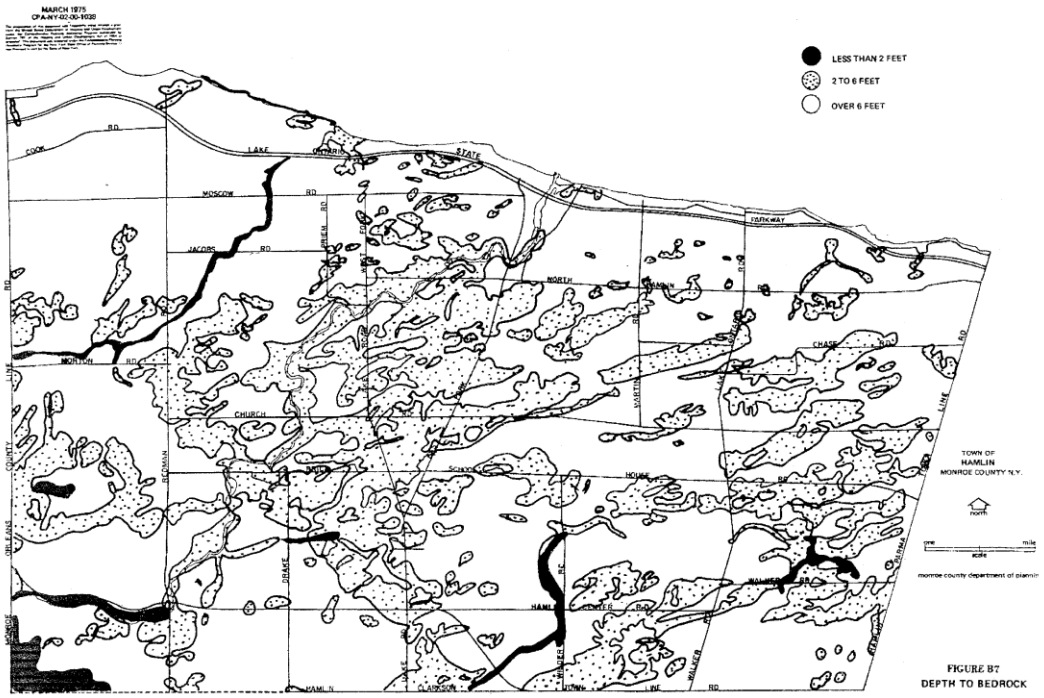
Hilton soils are deep, nearly level to gently sloping, moderately well drained soils that have a medium-textured or moderately coarse textured surface layer and medium-textured to moderately fine-textured subsoil. They formed in firm calcareous glacial till. These soils are on the higher ridges and knolls that rise above the general elevation of the lake plain. Hilton soils pose severe limitations for disposal of septic tank effluent because of moderately slow to slow permeability below a depth of 17 inches (and in

some cases to a depth of 10-17 inches). These soils pose moderate limitations for home sites because of a seasonal high water table of 11/2-2 feet below the surface.

Niagara soils are deep, level to nearly level, somewhat poorly drained soils that have a medium-textured surface layer and a medium-textured to moderately fine-textured subsoil. They formed in silty lacustrine deposits commonly on the lake plain down slope from the Collamer soils where runoff accumulates. Niagara soils pose severe limitations for disposal of septic tank effluent because of moderately slow to slow permeability below a depth of about 25 inches and a seasonal high water table of 1/2-1 foot below the surface. These soils pose severe limitations for home sites because of a seasonal high water table of 1/2-1 foot below the surface.

Minor soils of this association are Canandaigua, Lakemont, Cazenovia and Appleton series and are found scattered throughout the more dominant soil groups described previously. These minor soils have similar limitations for disposal of septic tank effluent and home sites.

The dominant soils in the Troutburg and Hamlin Beach State Park area are Collamer, Arkport and Galen. These soils are sandy and subject to sloughing.



Map 3 - Bedrock

4. Topography

The topography of the Hamlin shoreline area exhibits characteristics of the soil associations present, which create a gently sloping moderate rolling landscape.

The general direction of the slope is from south to north. Typical slopes identified in the LWRP area average 10 feet of fall for every 2,000 to 2,500 feet in the south to north direction.

The topography of the shoreline varies in elevation with the greatest variation occurring in the area of Devil's Nose, where the bluffs climb to an elevation of approximately 325 feet from a surrounding low elevation of approximately 275 feet above mean sea level (AMSL). Slumping and erosion problems have occurred in this area. Portions have given way due to erosion. Because of this danger, use of this area by the public should continue to be carefully controlled until efforts to stabilize the area so it can be reopened to the public.

Beach Bluff, located within the Hamlin Beach State Park, is the second highest point along the Hamlin shoreline and reaches an elevation of approximately 275 AMSL.

Typical elevation for the balance of the shoreline inclusive of the Yanty Creek and Sandy Creek swamp and wetland areas is approximately 250 feet AMSL. This is a mere 4 feet above the high water elevation for the lake and as such is prone to local flooding during extreme storm events.

5. Flooding/Erosion

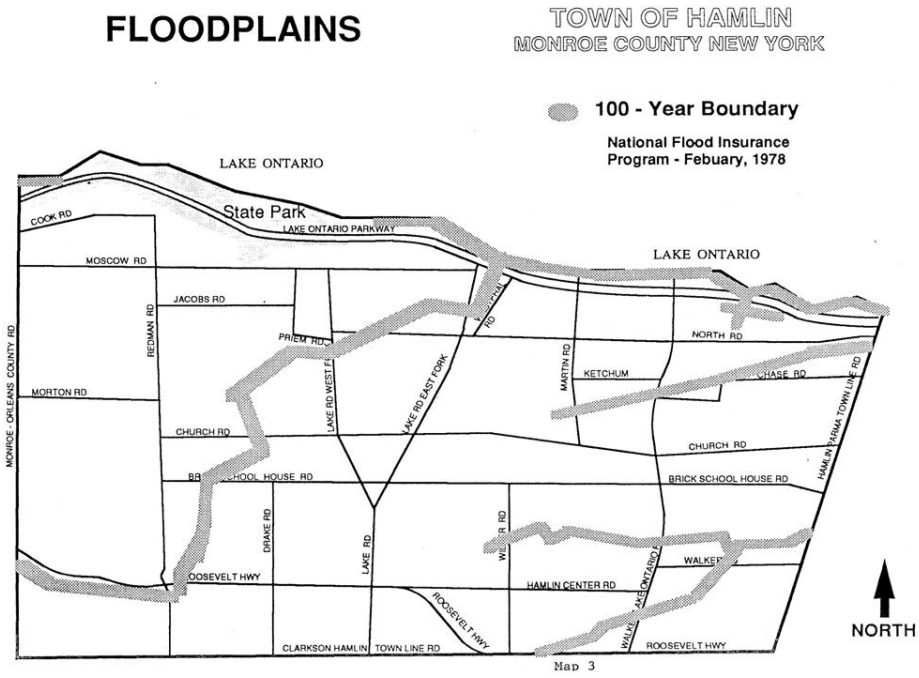
a. Flood Prone Areas

Review of flood prone areas, as identified by the Federal Emergency Management Agency prepared under the National Flood Insurance Program for the Town of Hamlin, shows that the entire Lake Ontario shoreline within the Hamlin LWRP area has been identified as being in the 100-year flood zone (A1). The base flood elevation is generally 251 feet. The shoreline west of Hamlin Beach State Park is between 251 and 252 feet. Hamlin Beach State Park has not been identified on the Flood Insurance Rate maps. However, it is logical to assume that areas within the park which exhibit contours similar to those adjacent to park lands would be similarly affected by flood waters. The 100-year flood zone area extends various distances from the shoreline southward. The minimum distance is approximately 200 feet. The maximum distance is nearly 1,600 feet in sub-area 7, and 1,400 feet in sub-area 4, immediately east of Sandy Creek. Specific areas of potentially flooding for each sub-area are shown on Map 4 - Floodplains.

Areas with greatest flooding potential are adjacent to Sandy Creek and Brush Creek. These areas are identified on the flood maps and lie within the 100-year flood zone. An additional flood prone area is Yanty Creek Marsh within Hamlin Beach State Park. Yanty Marsh is a natural protective feature according to the NYS DEC Coastal Erosion Hazard Area maps. This area is also a State Designated Freshwater Wetland.

Although not specifically identified as flood prone since it lies within the state park boundaries; it should be affected in much the same way as Sandy and Brush Creeks during flood instances. Personal property damage would not be a factor for this area. However, some drainage to state park facilities could affect lake access. Such damage can happen long before flood level is reached if storms with high winds affect the area. [Note: The Western half of the Yanty Marsh

was provided with a revetment to prevent such damage in the Fall of 1998 and recommends the eastern half receive equal protection.]



Map 4 – Floodplains

b. Coastal Erosion Hazard Areas

In 1981 the Coastal Erosion Hazard Areas Act (CEHA) (Article 34 of the NYS Environmental Conservation Law) was enacted. Its purpose is to identify coastal erosion hazard areas and prevent exacerbation of erosion hazards by restricting activities within the hazard areas. These areas are further defined as either natural protective features or structural hazard areas.

According to regulations implementing Article 34 (6 NYCRR Part 505), local governments may regulate erosion hazard areas within their jurisdictions by adopting a local program that has been certified by the Commissioner of the Department of Environmental Conservation. Hamlin has such a local program. (Code of Town Hamlin Chapter 42)

To comply with the CEHA objectives, the DEC developed a series of maps showing long term average annual coastal recession rates for specific areas of shoreline. In Hamlin, maps were developed for the Lake Ontario shoreline, but not the shorelines of tributaries entering the lake. Coastal Erosion Hazard Area maps of Hamlin's Lake Ontario shoreline were then evaluated for significant erosion. Table 2 displays long-term average annual coastal recession rates along the lake. Recession rates in designated erosion hazard areas range from 1.0 to 3.0 feet per year. The area exhibiting greatest shoreline erosion (3.0 feet per year average annual rate) is in the vicinity of Devil's Nose, at the western end of the Town's Lake Ontario shoreline. Recession rates

for each sub-area are shown on Map 5 - Shoreline Recession, Agricultural Districts and Wetlands.

TABLE 2 -Long Term Average Annual Coastal Recession Rates With Hamlin LWRP Sub-Areas 1 to 8.
(Expressed in lineal feet of shoreline)

Sub-Area	Total Shoreline Length	3.0 Ft/Yr	2.5 Ft/Yr	2.0 Ft/Yr	1.5 Ft/Yr	1.0 Ft/Yr
1	2,400			1,900	500	
2	18,540	2,000	1,100	3,600	215	700
3	4,080	-	-	-	-	1,780
4	7,920	-	-	2,700	250	3,220
5	shoreline this sub-area related to Sandy Creek only					
6	6,480	-	-	4,025	1,405	1,050
7	5,400	-	-	-	3,500	1,200
8	7,980	-	-	-	4,780	400

Specific activities within an erosion hazard area (either a structural hazard area or a natural protective feature) can be prohibited, allowed pursuant to a Coastal Erosion Management Permit, or allowed as of right. The Town's Coastal Erosion Hazard Area Law in Chapter 42 of Town of Hamlin Code defines structural hazard areas as shorelands, landward of natural protective features where the shoreline is receding at an average annual rate of one foot or more per year. Natural protective features are defined as nearshore areas, beaches, bluffs and wetlands.

c. Effects of Lake Levels on Erosion

The southerly and easterly shores of Lake Ontario are subject to erosion throughout their entire length of 294 miles. Although rock is exposed at or above the lake level for approximately one-third of the length of the shore, it does not rise to sufficient heights to provide full protection during high lake stages. The bluffs along the southwest shore of the lake range from 10 to 60 feet high and are composed of glacial till consisting largely of silt and clay with lesser amounts of sand and gravel. Sand and gravel beaches that border the lake are derived from coarser materials eroding from the bluffs. These beaches are generally too narrow and too low to provide protection against erosion of the bluffs.

Lake levels in each of the Great Lakes are constantly varying depending on climatic conditions and lake regulation. Both high and low levels have been recorded for Lake Ontario in the recent past. For example, during October 1986 the lake was 4.8 inches above normal annual summer high peak levels. Storms arriving on top of such high levels have the potential to result in substantial shoreline flooding and erosion damage. Flooding and erosion directly impact natural features and structures in low-lying areas and increase the probability of bluff failure. Low lake levels, as occurred in the late 1980's, are generally not responsible for extensive upland erosion. However, under the right circumstances low lake levels can prepare the way for more extensive

erosion during subsequent high levels. High lake levels and resulting erosion are a continuing concern to the Town of Hamlin.

d. Existing Shoreline Protection

A large portion of the Town of Hamlin shoreline has shoreline protection. This protection varies in construction, appearance, maintenance and repair. Shoreline protection is a major concern within the Hamlin LWRP area. A summary of the types of construction and the dates of installation follow.

Sub-area 1- Troutburg - No permanent shoreline protection has been incorporated into the Troutburg Beach area.

Sub-area 2 - Hamlin Beach State Park - The State Park shoreline east of Bluff Beach is partially protected with eleven groins of various lengths. The structures are generally in good condition with maintenance provided by the State Park. A 1,835 foot long revetment to protect the Western half of Yanty Marsh was built in 1998. In the fall of 2000 a reventment was completed protecting the shoreline in Area 5.

Sub-area 3- Monroe County Water Plant Area - The Monroe County water intake and treatment plant is located approximately .5 miles west of Ontario Beach. Construction of approximately 1,900 feet of gabion shore protection was completed in September 1973 at a cost of $127,000. Top elevation of the structures is approximately 253.8 feet AMSL. These structures are presently deteriorated. The Newco Beach area adjacent to Newco Drive has received similar gabion erosion protection. Installation of approximately 1,200 feet of seawall was completed in conjunction with protection of the water works. Total cost for this work in 1973 was estimated at $81,000. A review of the condition of this structure on January 19, 1987 indicated some deterioration.

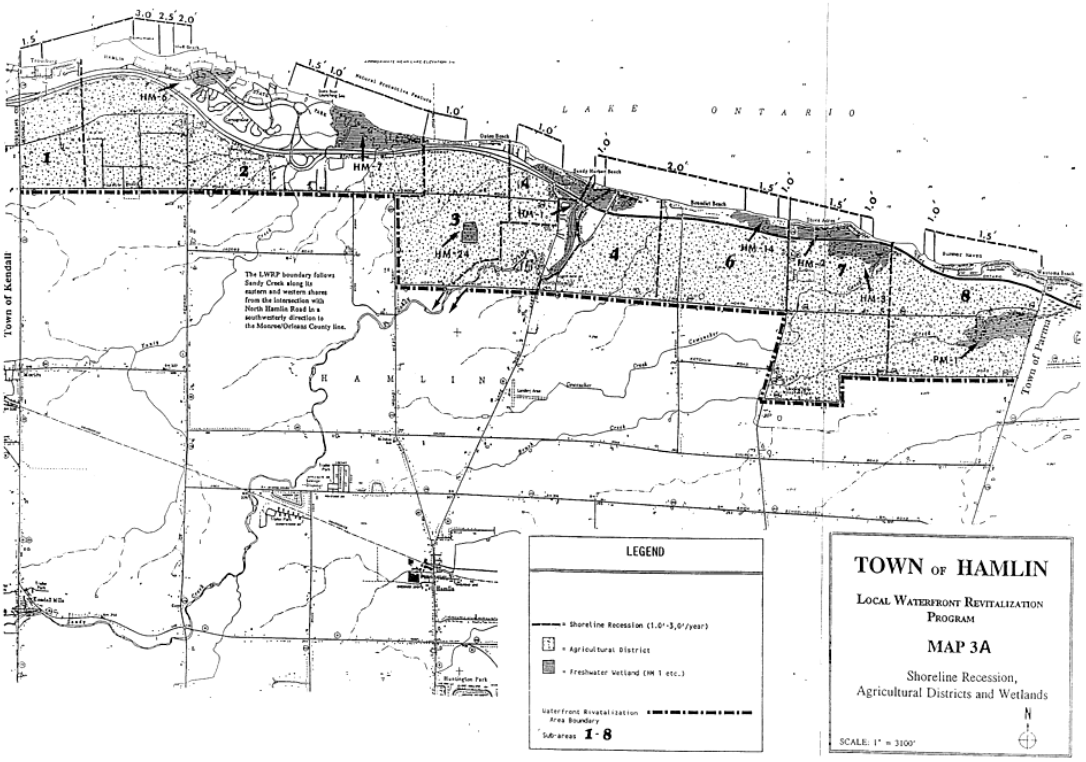
Sub-area 4 - Erosion protection in this area included the installation of approximately 1,200 feet of gabion structures in July of 1973 at a total cost of $81,000.

Sub-area 5 - Shoreline protection is not required due to the protective vegetation and protective features found along both sides of the creek.

Sub-area 6 - Benedict Beach offers little protection against severe erosion. Only minimal shoreline protection remains. Much of the shoreline is wetland and is very low in elevation.

Sub-area 7 - Approximately 22 properties within the Shore Acres section of sub-area 7 received shoreline protection in July of 1973. The protection, recommended by the Army Corps of Engineers, consisted of a total of 2,000 linear feet of gabion dikes at a total cost of $65,000. Final elevation of the top of the structures was +254.8 feet. These structures are in varying states of disrepair, with only minimal erosion protection provided. In 1998 gabions were installed by numerous homeowners in a program sponsored by the Army Corp of Engineers and Town of Hamlin for high water protection.

Sub-area 8 - Wautoma Beach Area - Two segments of shoreline protection were installed in this sub-area in 1973. These include the Summerhaven and Wautoma Beach areas. A total of 17 properties were protected with gabion dike structures totaling 2,300 feet at a cost of approximately $141,000. That portion of the protection which occurred in Summerhaven was 970 feet and totaled approximately $59,000. The balance of the shoreline protection was installed in the Wautoma Beach area. Almost all erosion control structures have been determined to be in disrepair. In 1998 a few residents entered a gabion program sponsored by Army Corp of Engineers and the Town of Hamlin for high water protection.



Map 5 - Shoreline Recession, Agricultural Districts and Wetlands

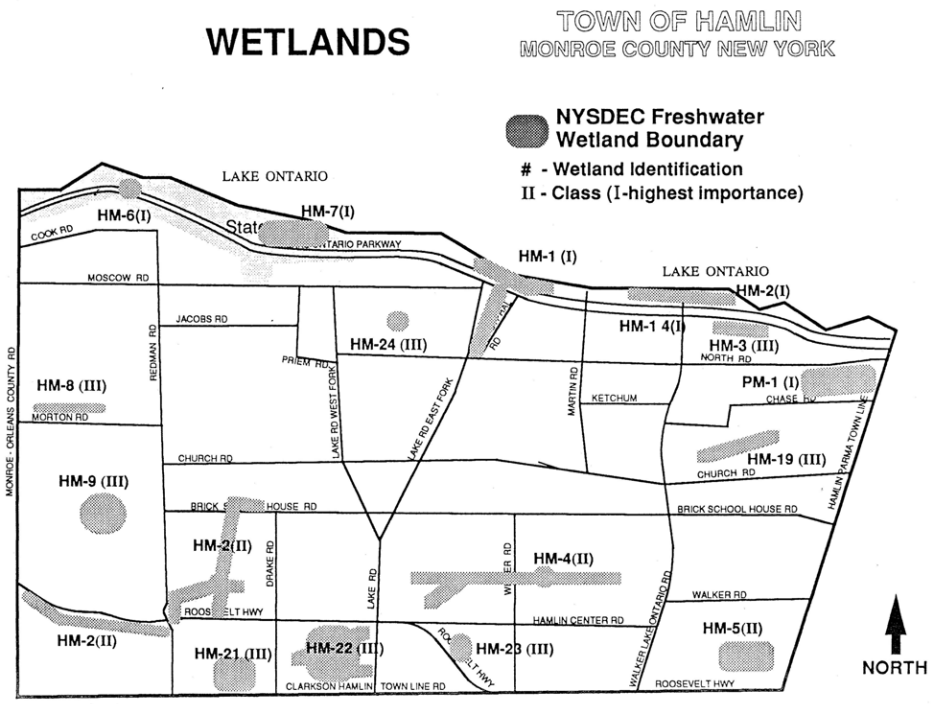
6. Wetlands

Article 24 of the New York State Environmental Conservation Law requires the New York State Department of Environmental Conservation (DEC) to identify, protect and conserve freshwater wetlands within the State. By definition, “freshwater wetland, or woodland" means lands and waters of the State which meet the definition provided in Section 24-0107(1) of the law and have an area of at least 12.4 acres, or if smaller, have unusual local importance as determined by the Commissioner of DEC pursuant to Section 24-0301(l) of the law. Designated wetlands in the Town of Hamlin LWRP area are shown on Map 6-Wetlands.

State designated wetland areas include: HM-6 and HM-7 in LWRP sub-area 2; HM-1 in sub-area 4; HM-14 in sub-area 6; and HM-2 and HM-3 in sub-area 7. The HM-4 wetland identified within sub-area 4 also

extends southward into sub-area 5 along the Sandy Creek drainage basin. A federally designated wetland, PM-l, is located in sub-area 8.

The HM-14 wetland is of interest for water-related uses. This generally undeveloped wetland area extends from the Lake Ontario State Parkway northward to the lakeshore. The HM-7 wetland is located predominantly within the Yanty Creek Marsh and, like HM-6, lies within the boundaries of Hamlin Beach State Park.



Map 6 - Wetlands

Wetland area HM-2, which is located on the lakeside of the parkway, does not border the lakeshore, and is not hydraulically connected to the lake. Wetland areas HM-3 and HM-l are bordered by agricultural districts and active farming and orchard areas.

The designation of wetland HM-1 could affect decisions about, but should not eliminate entirely, planned water related activities along the west side of Sandy Creek or improvements planned for the East Cove of Sandy Creek. This wetland area extends southward to the intersection of Lake Road East Fork and Creekview Drive.

NYSDEC requires a permit for regulated activities occurring within designated wetland areas and any activities that have not been exempted as defined in the regulations. The Town of Hamlin by the adoption of the Conservation Overlay in 1991 and with the Zoning Chapter 125-34 recognizes environmentally sensitive areas and addresses some protection that may not be regulated by the DEC.

7. Fish and Wildlife

Significant coastal fish and wildlife habitats are evaluated, designed and mapped pursuant to the Waterfront Revitalization and Coastal Resources Act (Executive Law of New York, Article 42). The NYS Department of Environmental Conservation (DEC) evaluates the significance of coastal fish and wildlife habitats, and following a recommendation from the DEC, the Department of State designates and maps specific areas.

Sandy Creek has been designated as a significant fish and wildlife habitat. The habitat includes the creek and associated wetlands and islands extending around 14 miles from the mouth of the confluence of the east and west branches. Coho and Chinook salmon spawning runs occur in the fall. Brown trout are found in lower reaches of Sandy Creek during the fall spawning period. Coho and steelhead are stocked in the Creek by NYSDFC. A warm water fishery exists north of the Route 19 Bridge. Species include northern pike, smallmouth bass and brown bullhead. Sandy Creek is important for smallmouth bass spawning. These fisheries resources provide recreational opportunities for residents and visitors. The rating form, narrative and maps of the habitat are contained in Appendix F.

Several areas both offshore and inland within the Hamlin LWRP area contain locally significant fish and wildlife habitats. The entire offshore area from the waterside boundary of sub-area 1 to the mid-point of sub-area 3 and part of the offshore area of sub-area 8 contain such fish and wildlife habitats. Additionally, there are inland fish and wildlife habitats in all sub-areas of Hamlin's LWRP area.

Yanty Creek Marsh was not evaluated in 1984 when the significant coastal fish and wildlife habitats were being considered. Since that time, Black Terns were discovered there. Black Terns have recently been upgraded from a species of concern to an endangered species. The New York State Department of Environmental Conservation is reviewing the documentation on Yanty Creek Marsh and is considering its designation as a State Significant Coastal Fish and Wildlife Habitat.

Therefore, further study is needed to determine whether or not the Town of Hamlin should recommend that Yanty Marsh should be designated as a State Significant Coastal Fish and Wildlife Habitat.

Monroe County, similar to many other Lake Ontario counties, has benefited from recent fish stocking programs implemented by the NYSDEC Division of Fish and Wildlife. Stocking programs have increased fish spawning populations within local creeks and streams. Specific species in the 1985 and 1986 programs for Monroe County included brown trout, lake trout, rainbow trout, Chinook salmon, coho salmon and steelheads. Total numbers for the Hamlin-Sandy Creek area were approximately 500,000. Sandy Creek has been identified as a secondary Chinook salmon stocking stream. In 1999 the Sandy Creek Pen Rearing Program was initiated and supported by the Town of Hamlin Conservation Board and carried out by a small group of residents and volunteers in order to release 25,000 baitfish into the mouth of Sandy Creek.

These programs have created a demand for increased lake access for boaters, accompanying parking and launching facilities, and other support facilities. The Monroe County Fisheries Advisory Board supports improving the area fishery, increasing public access to the fishery through improvements to existing and proposed boat launching and parking facilities, and increasing recreational uses in upland areas.

Early warm spring outflows from Cowsucker Creek use to cause bait fish (smelt and alewives) to school in Lake Ontario. Trout and salmon, feeding on baitfish, become very plentiful making this area one of the most popular for charter boats from early April through May. Hopefully conservation measures will bring a return of the baitfish.

The Hamlin area has an abundance of shore and marsh dwelling birds, as the existing wetland areas provide excellent habitat. Least bitterns nest in the Sandy Harbor area. The wood duck, which at one time was considered endangered, has increased in numbers as a result of restricted hunting and nesting box building. Upland game is also plentiful in the LWRP area.

A list of species of fish and wildlife that may be found in the Hamlin LWRP area may be supplied by DEC .

D. Community and Cultural Resources

1. Population Characteristics

The 1980 census for the Town of Hamlin reveals significant growth in the Town. An increase in population from 4,167 in 1970 to 7,675 in 1980 represents the highest growth rate in Monroe County for the period. County-wide population fluctuations for the same period realized a population reduction from 711,917 in 1940 to 702,238 in 1980 for an overall loss of 1.4%.

Housing units/households in Hamlin for the same period increased from 1,419 in 1970 to 2,362 in 1980. The 1990 census shows a population of 9,203 a growth of 21% for a total increase of 87.5%. Census completed in 2000 shows a small growth to 9,355.

2. Land Use and Physical Conditions

An inventory of units within the LWRP area collected in October 1986 indicates a total of 501 housing units. This represents both year-round and seasonal occupancy. A breakdown of the LWRP area land use by sub-area is presented in Table 3 and shown on Map 7 - Existing Land and Water Uses.

TABLE 3 - Summary of Housing Unit Inventory for Town of Hamlin LWRP Area

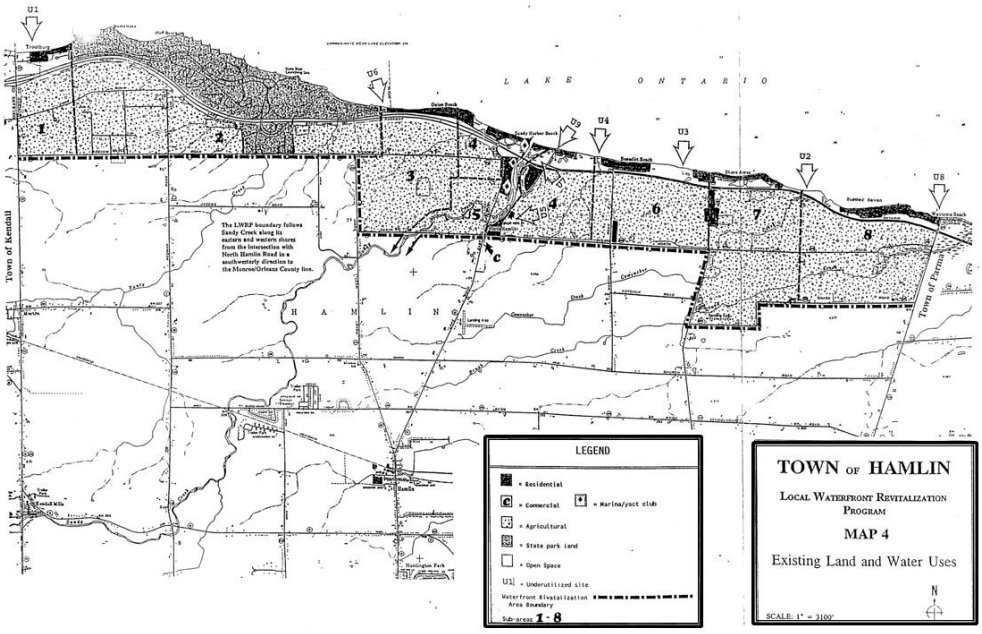
Sub-Area	Seasonal	Year Round	Total
1	28	20	48
2	0	64	64
3	0	36	36
4	40	71	111
5	10	35	45

Sub-Area	Seasonal	Year Round	Total
6	2	23	25
7	26	56	82
8	10	98	108
	116	403	519

Sub-area 1 - This sub-area consists primarily of the Troutburg hamlet in the northwest corner of the Town of Hamlin. At present there are 48 housing units, none of which are associated with agriculture. Approximately one-third of the Troutburg beach area remains undeveloped. This undeveloped area lies immediately east of Rt.272 and is used for recreational swimming. The area to the south of the Lake Ontario State Parkway contains primarily working orchards with the balance devoted to farming. Public Water is planned with grants with Orleans County and the Town of Kendall.

Sub-area 2 - This sub-area includes Hamlin Beach State Park. Within the park grounds are opportunities for swimming, picnicking, year round camping hiking, bird watching with plenty of parking areas. The park presently offers 264 campsites, a cartop boat launch, several comfort stations, and several playgrounds, shelters for rental and a nature trail adjacent to Yanty Marsh which includes an overlook.

Additionally in this area, there are 64 housing units, some of which are associated with agriculture. Approximately 40% of this area is used for agricultural/orchard activities all of which are south of Lake Ontario State Parkway. The area surrounding Yanty Creek and Marsh has been designated a wetland and is protected under existing regulations. The area south of the parkway also contains gravel pits adjacent to sub-area 1.



Map 7 – Existing Land and Water Uses

Sub-area 3 - This sub-area is located east of Hamlin Beach State Park and extends from the Monroe Water Works eastward through and including Ontario Beach. A Coast Guard auxiliary substation is located adjacent to the Water Works. The area has a total of 36 housing units, 32 of which are associated with agriculture. However, nearly all lands south of the parkway are devoted either to agricultural or orchard use. No designated wetlands appear on the NYSDEC wetland maps for this sub-area.

Sub-area 4 - This sub-area encompasses the area around but not including Sandy Creek, which has been segregated into sub-area 5. Sub-area 4 includes the majority of residences in the Sandy Harbor Beach area with a total of 111 housing units. The predominant use of lands south of the parkway is agricultural which represents approximately 75 % of the land area in sub-area 4. There are 6 housing units in this agricultural area. This area has the largest amount of seasonal residential uses.

Designated wetland areas surrounding Sandy Creek (specifically HM-l(l)) include a small percentage of sub-area 4 lands, with the majority of the HM-l wetland identified within sub-area 5.

Sub-area 5 - Included in this sub-area is Sandy Creek from Lake Ontario to the Monroe/Orleans County line.

Improvements in this sub-area are concentrated along Sandy Creek from Lake Road to Lake Ontario. Within this sub-area there are 45 housing units.

Sandy Creek launching facilities located in this sub-area include the Brockport Yacht Club, a private Boat launch and Marina with docking, the East Fork Boat launch and Marina, and the new docking at Sleepy Hollow. A boat launch owned by New York State DEC is located near the Lake Ontario Parkway, between Sandy Creek and Westphal Road. The land west of Lake Road, East Fork (NY 19) adjacent to Sandy Creek is used primarily for agriculture. Agricultural use represents approximately 75 % of the total land area within this sub-area boundary.

The HM-1 Wetland has been identified adjacent to Sandy Creek and extends southward to NY 19.

Sub-area 6 - This sub-area encompasses the Benedict Beach Shoreline area and extends southward to North Hamlin Road. Within this sub-area there are 25 housing units, none of which are associated with agriculture and are south of the Lake Ontario shoreline. Approximately one-third of the shoreline in this sub-area is undeveloped. However, the majority of this undeveloped area is within the designated wetland (HM-14(1)). Approximately 90% of this sub-area lies south of the Lake Ontario State Parkway. This area is predominantly agricultural and has been designated as prime and unique farmland.

Sub-area 7 - This sub-area includes the Shore Acres section of the Lake Ontario shoreline. Identified within this sub-area are 82 housing units, none of which are associated with agriculture. A large portion of the area north of the parkway within this sub-area has been designated as Wetland HM-2(1). The agricultural activities south of the parkway include both working farms and active orchards.

Sub-area 8 - This sub-area located in the northeastern corner of the Town includes the shoreline of the western section of Wautoma Beach. The southern boundary of this sub-area is Chase Road. A total of

108 housing units have been identified. Of these, 28 are located within active agricultural lands while the balance is located north of the Lake Ontario State Parkway.

Structures in the LWRP area are generally in good to excellent condition. A number have been improved and upgraded in recent years. It is expected that this trend will continue, and will result in the upgrading of the few structures which are now in need of some improvement.

Potential for land use conflict exists in several instances. Residential and waterfront commercial uses could be conflicting, depending on scale, siting and operating characteristics. Pressure for new or expanded residential areas could conflict with established agricultural uses. Public access and recreation could conflict with established residential uses.

3. Land Use/Agricultural

Much of the land area within the Hamlin LWRP area is within an agricultural district and the majority of such land contains prime and unique farmland. Agriculture is a predominant activity within Hamlin and accounts for the major commitment of land. Areas not identified as prime and unique are predominantly those areas prone to frequent or prolonged flooding. Areas that have not been identified within an agricultural district include all of the Hamlin shoreline and other areas with dense housing. There is no land within a designated agricultural district north of the Lake Ontario State Parkway. A breakdown demonstrating the percentage of each sub-area identified within an agricultural district is presented below.

Sub-area 1 - Troutburg - Approximately 50% of the lands within this sub-area lies within a designated agricultural district. Approximately 40% of the lands within and outside of an agricultural district is identified as prime and unique farmland.

Sub-area 2 - Hamlin Beach State Park - None of the lands within the park have been incorporated within an agricultural district; however, about 50% of the lands south of the parkway is within an agricultural district with nearly all lands designated as prime and unique farmland.

Sub-area 3- Onteo Beach - The lands south of the parkway within this sub-area are all within an agricultural district of prime and unique farmland. This represents roughly 90% of the total area within the sub-area.

Sub-area 4 - This area surrounding Sandy Creek is designated within an agricultural district west of Highway 19 and east of Westphal Road. The lands within this agricultural district have all been defined as prime and unique farmland. There is limited development in these areas while major development has occurred along the Lake Ontario shoreline and Sandy Creek.

Sub-area 5-Sandy Creek - Lands west of Route 19 are within an agricultural district and have been identified as prime and unique farmland. All of the properties adjacent to the creek east of Highway 19 south to North Hamlin Road are outside of any identified agricultural district. Lands adjacent to Sandy Creek south of North Hamlin Road are within an agricultural district, although the lands have not been classified as prime or unique farmland.

Sub-area 6 - Benedict Beach - The majority of the lands south of the parkway are within an agricultural district. Approximately 8% along the shoreline are prone for flooding and have been excluded from any agricultural district. All of the lands within the identified agricultural districts have been classified as prime and unique farmland.

Sub-area 7 - Shore Acres - Similar to sub-area 6, the land south of the parkway is classified as prime and unique farmland for farming. Approximately 12-15% of the land is excluded from the agricultural district due to the potential for flooding along Cowsucker Creek.

Sub-area 8 - Summerhaven and Wautoma Beaches - Similar to the other sub-areas, the lands south of the parkway are within an agricultural district. Approximately 20-25 % of the land is flood prone and lies outside of the agricultural district boundary.

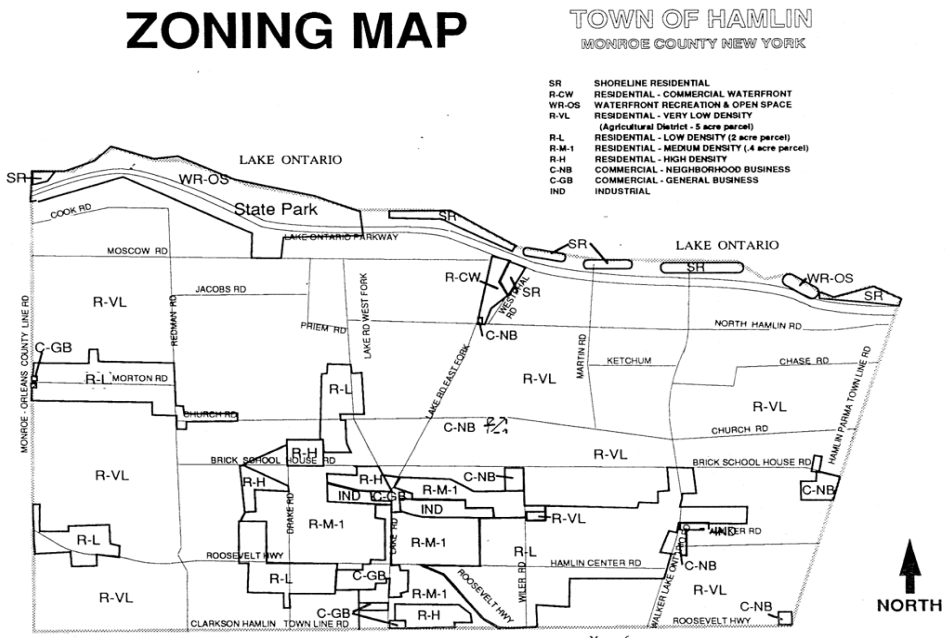
4. Identification of Underutilized Sites

Analysis of the inventory data indicates several sites within the Hamlin LWRP area that are presently underutilized. These sites are located in nearly all of the sub-areas of the LWRP area. They include vacant sites with shoreline that could be developed primarily for recreational uses. The specific areas have been identified and analyzed in Subsection F of the Inventory and Analysis.

Map 8 – Parcel Map

5. Zoning

A zoning law adopted in 1991 as Chapter 125 allocates uses throughout the Town of Hamlin, including its coastal area. Some areas are to be retained essentially as open space where certain recreational and agricultural uses are to be continued.



Map 9 - Zoning

Other areas are identified as suitable for more intensive water-related development (portions of Sandy Creek shoreline). The balance is devoted to relatively low density residential uses. Proposals within the L.W.R.P. are reviewed for consistency with the zoning and the policies of the L.W.R.P.

6. Waterfront Development

Waterfront development within the LWRP area in the Town of Hamlin has been in the form of seasonal cottages to support water-related recreation as well as year-round homes for people desiring a water-oriented housing environment. The Troutburg beach area was initially developed for lakeside recreation. A large hotel and some support buildings remain from the early days of lakeside development. These support buildings have been divided into apartments available for summer rental. With the proposed public water, interest may be generated to refurbish the hotel with possible grants.

Development along Sandy Creek has predominantly been in the form of water-related businesses. These include the several privately owned marinas, the Brockport Yacht Club and docks, and a few additional commercial establishments.

7. Water Uses

Water uses in the Hamlin LWRP area, excluding public drinking water, are recreational in nature. Sport fishing has become a key use of the Hamlin LWRP area. The development of the trout and salmon sport fishing industry and general increases in recreational boating have created significant demand for improved lake access, dockage and additional support facilities. In addition to sport fishing, the recreational uses of the water include wind surfing, boating, water skiing and swimming.

Docking now occurs at the Brockport Yacht Club and private marinas. There is a free two-lane boat launch constructed by NYSDEC on the east side of Sandy Creek and one pay-for-launch at East Fork Marina. Cartop launching occurs in Hamlin Beach State Park for wind surfers and canoes. Swimming also takes place at the park, as well as other water related summer activities such as the Hobie Cat Regatta, Jet Ski Races and Triathalon.

Areas in Hamlin which are most appropriate for expansion of water use and access are Hamlin Beach State Park (launching and docking), Sandy Creek (docking), and undeveloped sites (See P 1 of the Inventory and Analysis). People are parking illegally to fish and to take pictures at Cowsucker Creek outlet. Provisions should be made to make a legal and safe parking area.

8. Underwater Land Issues

Under the Public Trust Doctrine, the State of New York generally holds title to the foreshore, tidal waters and submerged land under tidal waters below the mean high water line. As trustee for the public, the State must administer the use of these lands in the public interest. In New York State, the courts have interpreted the Public Trust Doctrine to mean that the public has the right to use public trust lands and waters for bathing, boating, fishing and other lawful purposes. The courts have recognized that recreation is a valid and protected Public Trust Purpose.

Upland property owners whose lands abut public trust resources have rights. The public cannot gain access to public trust land across private land without the owner's permission. Additionally, these owners possess riparian rights of access to navigable water. These rights are limited as to the type of use which may be placed in the water, and they must be reasonably exercised. By the nature of location over the water, the exercise of these rights almost always interferes with public use of the water and lands subject to the Public Trust Doctrine.

In New York State, adjacent upland owners can also apply to purchase or lease underwater lands. In the 18th and 19th centuries, the State sold large expanses of public trust lands and waters to adjacent landowners to promote the development of commerce. In many cases, these owners placed fill in the lake to create new land. In more recent years, private uses of public trust waters included marinas, commercial fishing operations, and docks and piers for shipping, and recreational boating. Many grants were limited and a public interest in the underwater lands remains.

While the courts have consistently recognized the Public Trust Doctrine as a sovereign right held for the people, they have also recognized the validity of grants of public trust land to riparian owners. The courts have held that where some types of grants have been made by the State without any express reservation of the public rights, the public trust and accompanying public rights are extinguished, although the State may still regulate such lands under its police power and may authorize local governments to do so as well. The courts have also held that some grants may be invalid if the grant is not in the public interest.

The importance of the Public Trust lands for public access and as a recreational resource and the use of the Public Trust Doctrine to better protect New York's coastal areas, their living resources, and the

public's rights to access and enjoy them have recently been re-emphasized. The use of trust lands by the public generates billion of dollars for the State economy. The foreshore and underwater lands of the coast are used for recreation, boating, fishing, swimming and visual enjoyment. Private actions that interfere with these activities diminish the public's use and enjoyment of these commercially and recreationally productive resources.

In 1992, the NYS Legislature passed Chapter 791, codifying, in part, the public trusts in underwater lands. The Legislature found that regulation of projects and structures, proposed to be constructed in or over State-owned land underwater, was necessary to responsibly manage the State's proprietary interests in trust lands. Additionally, the regulation would severely restrict alienation into private ownership of public trust lands owned by the State. The intent of the Act was also to ensure that waterfront owner's reasonable exercise of riparian rights and access to navigable waters did not adversely affect the public's rights. The Legislature stated the use of trust lands is to be consistent with the public interest in reasonable use and responsible management of waterways for the purposes of navigation, commerce, fishing, bathing, recreation, environmental and aesthetic protection, and access to the navigable waters and underwater lands of the State.

Before considering any development activity or land purchases along the waterfront area, prospective developers and owners are advised to check on the ownership of the adjacent underwater lands. This must be done at the NYS Office of General Services (OGS) office in Albany. OGS is the administrator of State lands, including underwater lands, and maintains a series of "Water Grant Index Maps" that identify lands within State ownership, as well as grants, easements, and leases previously issued by the State to various public and private entities.

It is very important to understand the nature of the ownership of underwater lands as municipal, State, and federal agencies should consider the public's right under the Public Trust Doctrine during their regulatory review of development proposals. In many cases it can provide a rational for modifying or denying permits when an activity would impair public trust resources or if the use is inconsistent with the Public Trust Doctrine. Where areas have been illegally filled, State agencies can seek to have the area restored to its original condition and configuration or require the provision of compatible public trust opportunities elsewhere. Existing State grants, easements and leases to upland owners for use of public trust lands do not necessarily extinguish the public's rights to use these resources. Remaining public rights depend on the specific grant, easement or lease and in some cases require judicial interpretations. In addition, the federal government has tremendous powers under the Federal Navigation Servitude to regulate, and even absolutely prohibit, activities in the navigable waters of United States, which includes Lake Ontario.

9. Public Access and Recreation

Hamlin Beach State Park contains roughly 35% (18,500 ft.) of Lake Ontario shoreline within the Town of Hamlin. The balance of the Lake Ontario shoreline (approximately 34,260 acres) has been used for residential development or remains undeveloped. Excluding Hamlin Beach State Park, within the LWRP

area approximately 10,000 feet of shoreline remains undeveloped. This represents 20% of the total shoreline within the waterfront revitalization area.

Public access to the Lake Ontario shoreline outside the park is limited due to the development of private residences in the beach areas. Almost all public access to the water is in Hamlin Beach State Park, which has experienced increased usage over the years. A review of attendance data indicates increased demand for park areas and access to the lake. Annual park attendance for 1984 was 420,280 while in 1985, 443,419 visitors were counted. Attendance for 1986 through October 1996 shows a similar increase. However from 1998 through 2000 the figures show attendance steady but not dramatically increased. Bad weather, rising fuel costs and the notable price increases for park use may be several reasons.

The Lake Ontario State Parkway has made Hamlin's shoreline much more accessible by car for most of Monroe County. However, the construction of this highway destroyed valuable lands and divided the waterfront. It may be possible to develop new access points for fishing and hiking on undeveloped streets and rights-of-way.

Sandy Creek offers the primary access to the lake for boaters within the Town of Hamlin. However, the present inlet to the lake is narrow, restricted and shallow with depths ranging from two feet to six feet at the channel mouth has been designated as a Harbor of Refuge presently maintained by a private organization (Brockport Yacht Club).

There is a not too well defined bikeway trail within the Hamlin LWRP area that runs along the Lake Ontario State Parkway, North Hamlin Road, Walker Lake Ontario Road and Hamlin-Parma Town Line Road. A study has been conducted on behalf of the New York State Office of Parks to look for an alternative way to have a bikeway along the Parkway for use.

Sandy Creek is a major recreational fishing habitat. The Town of Hamlin is Pursuing the purchase of public fishing easements along its shoreline. Fishing now occurs near the DEC boat launch, off Lake Road East Fork, and in the town park off Brick Schoolhouse Road. Fishing also occurs from bridges over various creeks in the Town of Hamlin. Pedestrian walkways should be considered over Lake Rd. East Fork and the Parkway Bridges, similar to West Fork Bridge.

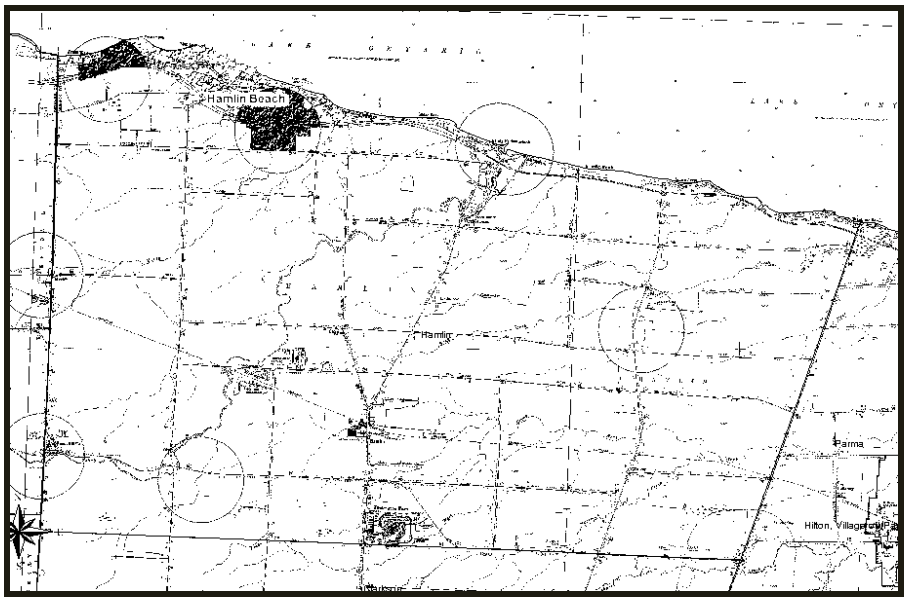
In the waterfront area, publicly owned lands offer potential for additional public access. These are identified on Map 7 as parcels U2, U6, U7, U8 and U9. (See Inventory and Analysis, F- Issues and Opportunities for further description)

10. Scenic Resources/Historical Resources

The overall visual quality of the natural and man-made features of Hamlin's waterfront is typical of a predominantly rural along the waterfront include Troutburg, Hamlin Beach State Park and the Brockport Yacht Club at Sandy Creek. There is potentially one scenic area off the Lake Ontario State Parkway east of Sandy Creek which could be developed for a scenic overlook. Another such area exists along the Lake Ontario State Parkway near Cowsucker Creek.

There are no historic structures of national, State or regional importance within the Hamlin waterfront area. There is a marker within Hamlin Beach State Park identifying this area as one of the training sites for the Battle of 1812. There do not appear to be any significant degraded areas or conditions which impair the visual quality of the Hamlin waterfront.

According to the NYS Historic Preservation Office Archeological Site file map there are two locations on the waterfront area which may contain significant archeological resources. One exists in the vicinity of the mouth of Sandy Creek; the other exists inland, south of Chase Road, in the vicinity of the intersection of Walker Lake Ontario Road and Brick School House roads.



Archeological Sensitive Areas

E. Community Services/Infrastructure

1. Transportation

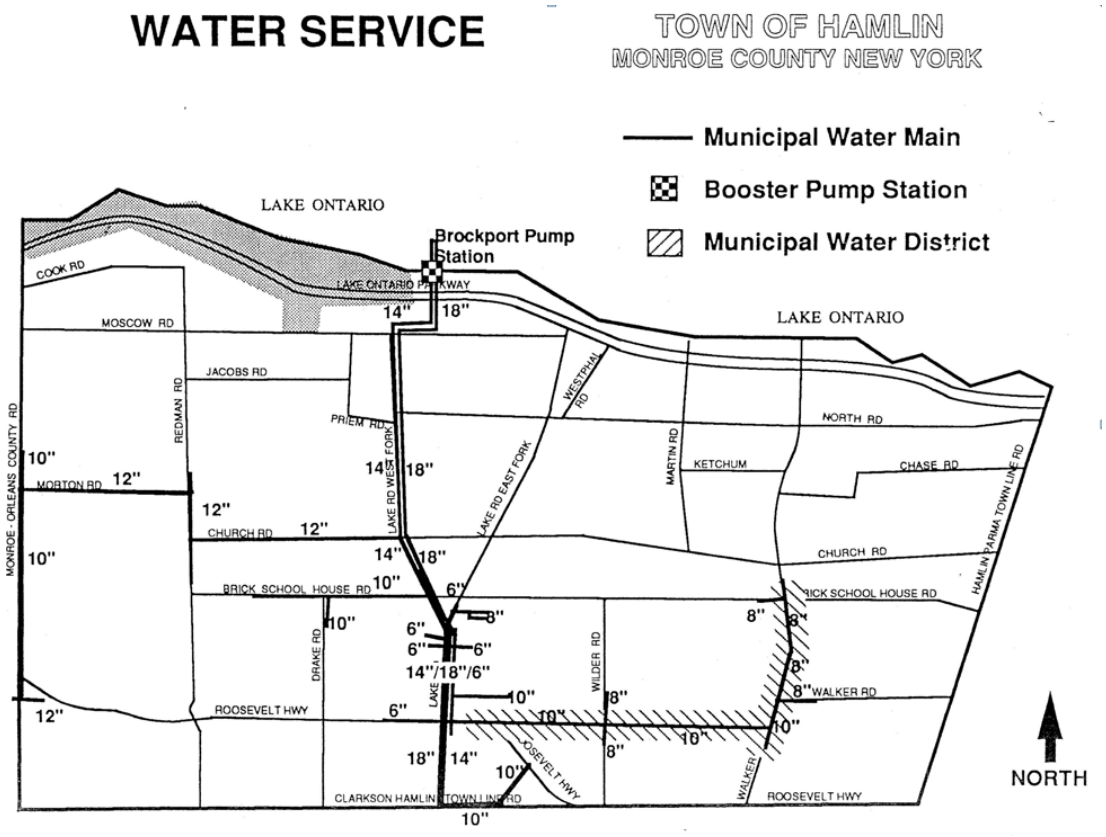
Primary transportation access is provided by the automobile, as no public transportation serves the LWRP area. Public parking facilities are provided within Hamlin Beach State Park. The only additional public parking area within the LWRP area exists at the NYSDEC boat launch facility adjacent to Sandy Creek in sub-area 5. This facility has the capacity for 50 cars with boat trailers.

Parking for carpooling is available at Newco Drive and Sandy Harbor area. A park and ride service for the public with parking is available at the Town Hall in Hamlin. The program has been arranged through cooperation between the Town of Hamlin and the Regional Transit Service. Several trips per day provide round-trip service to and from midtown Rochester.

2. Water Distribution/Supply

There are many housing units along the Lake Ontario Shoreline that are now served by public water. Public water is available with Hamlin Beach State Park. West of the State Park in the Troutberg area public water is being proposed through joint water with the Town of Kendall.

Much of the populated area south of the L.W.R.P. is served by inadequate private wells. Water quantity is often low with water being hauled in by independent haulers and homeowners. The Town of Hamlin continually receives requests for public water. Privately owned wells are tested periodically by Monroe County Health Department who certifies the water quality of wells.

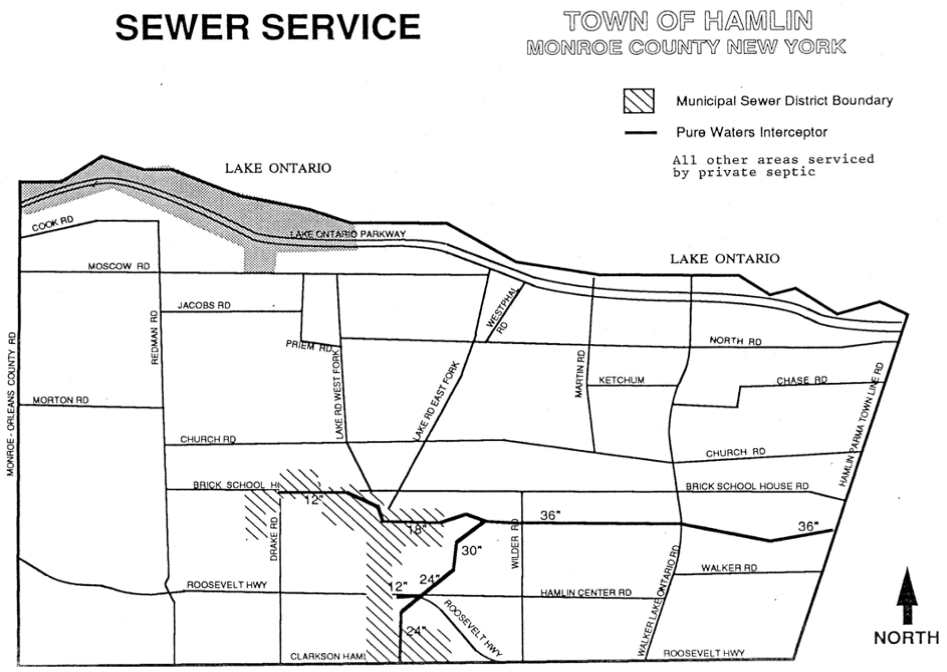


Map 10 – Water Service

3. Wastewater Collection and Treatment

Within the LWRP area, Hamlin does not have a centralized sewage collection and treatment system. Individual household septic systems (non-documented) are providing the present sewage waste disposal within the LWRP area. These systems are susceptible to failure during extreme flooding events in shoreline and low-lying areas.

Inadequate or poorly maintained sewage treatment systems can cause pollution. However, estimating the potential for pollution levels is not possible due to the lack of coordination between the town and county required permits and inspections.



Map 11 – Sewer Service

4. Storm Water Management

The primary method of storm water collection and diversion is through the drainage system which supports the Lake Ontario State Parkway. Localized flooding is common because natural watercourses were interrupted with the construction of the parkway and culverts for handling runoff are undersized and partially clogged. High lake levels further impede stormwater drainage and runoff. In the Wautoma - Summerhaven area, parkway drainage has been diverted onto private property with the potential for flooding.

A review of the culvert capacities and development of regular cleaning and maintenance schedules could improve stormwater removal and reduce localized flooding within the LWRP area.

5. Solid Waste Disposal

Solid waste collection and disposal of household generated refuse is through individual contracts with independent haulers and recycling is in accordance with Monroe County Policies and is consistent with the required NYSDEC Part 360 guidelines and regulations on solid waste.

Map 12 – Inactive Waste Sites

F. Issues and Opportunities

1. Waterfront Access and Recreation at Undeveloped Waterfront Sites

A major issue facing the Hamlin LWRP area is the need for improved and increased waterfront access for recreational purposes. There are a number of opportunities to develop underutilized sites for these purposes. All sites have street access, but none have public sewer or water. Each site is identified on Map 7. These sites and opportunities are discussed below.

Site U1 - One underutilized site in the LWRP area is located in sub-area 1 within the Troutburg area. It is approximately 27.5 acres with approximately 1,200 feet of shoreline, and is privately owned. Troutberg was multi-faceted playground during the fair weather months from shortly before the Civil War, until the early 1930's.

From the 1860's through the 1890's Troutbergs piers were the embarkation point for steamboat excursion to Oak Orchard, New York, and Coburg and Port Hope, Canada, as well as the docking area for Canadian boats bringing lumber and imported goods.

Throughout its history it has drawn large crowds of bathers, boaters, fisherman, picnickers and cottages, often peaking on July 4th with 3,000 - 5,000 people in attendance.

Particularly after Troutbergs three hotels "went dry" in 1897, its three temperance hotels hosted Sunday school picnics for almost all of the churches within a 25-mile radius. The Ontario House dance hall was

particularly popular with young adults. Troutberg was also the site of an occasional bare-knuckle prize fight before boxing was legalized.

The sub-area averages approximately 255 feet above sea level according to OSGS topographic map. It is located within a flood prone area (an A-i zone impacted by 100 year floods), and therefore any proposed development must provide for protection against possible flooding and erosion. Possible uses for this site include but are not limited to:

1. Boat launch and other water-related recreation
2. Picnic areas
3. Scenic overlook
4. Parking
5. Combinations of above uses
6. Hamlin Beach State Park extension

Site U2 - A significantly large undeveloped area of land is located on the Lake Ontario shoreline at the intersection of sub-areas 7 and 8. This parcel consists of 20.5 acres and is owned by the Lake Ontario State Parkway. The property begins at the eastern end of Shore Acres and continues westward for a length of 3,000 feet to the Summerhaven residential development. This area could potentially provide for a scenic overlook with a viewing area near the parkway. Development of this area would necessitate a review of safety setback requirements due to its proximity to the road. Fishing access to Cowsucker Creek might be possible south of the parkway.

Site U3 - Another undeveloped area lies in sub-area 6 and is located east of Benedict Beach. This parcel contains a total of around 5 acres and a shoreline area of approximately 1,000 feet. This area is mainly low-lying and contains some standing water, tall grasses and wooded areas. The entire area is within a Class 1 wetland (HM-14). It is privately owned, but might be suitable for limited access for interpretive and educational purposes only.

Site U4 - A fourth parcel that is presently undeveloped is located east of the border of sub-areas 4 and 6. This property is privately owned. It is 8.25 acres and has approximately 1,200 feet of shoreline. It is primarily covered with tall grasses and scattered trees. This property is relatively flat, and the recent installation of a stone road has made it more accessible. Four new houses were proposed for this site (as of June 1989).

Site U5 - A fifth area of undeveloped land is located within sub-area 5 on the East Side of Sandy Creek. This site is approximately .5 acres with a shoreline length of approximately 385 feet. It contains some trees and has a steep bluff which falls to the creek. It is owned by the Town of Hamlin and is used by fishermen for parking.

Site U6 - A parcel of undeveloped land, which is on the sub-area 3 boundary with Hamlin Beach State Park, exhibits the potential for a boat launch and/or slip space in 1987. This area is approximately 4 acres, and access is through Brockport Water Works. This property now is a Coast Guard Auxiliary substation, and access opportunities are limited.

Site U7 - The seventh underutilized site is a large undeveloped area on the East Side of Sandy Creek adjacent to the NYSDEC boat launch in sub-area 5. This area is owned by the State of New York. It has road access, lake access through Sandy Creek, and wildlife habitats. Additional public fishing opportunities may be possible from the shore or piers. Other recreation opportunities might include picnic facilities and nature trails.

Site U8 - A street access site is located in sub-area 8 at the Hamlin/Parma Town Line Road and its intersection with the Lake Ontario shoreline. One-half of the road right-of-way is owned by the Town of Hamlin and the remainder is privately held. The Town portion of this site could possibly provide some lake access but the adjacent privately owned property severely limits additional potential development.

Site U9 -Town of Hamlin currently owns an undeveloped street access site at the intersection of Westphal Road and Lake Ontario in sub-area 4. Development of some lake access would be possible at this location. However, the small size of this parcel limits overall waterfront use and parking.

Site U1O - Opportunities exist within Hamlin Beach State Park for increased water access (i.e., boat launch and docking), camping and nature trails.

2. Lake Ontario Water Levels

The International Joint Commission (IJC) regulates and oversees the Great Lakes system. The LJC was created by a 1907 U.S./Canadian treaty to balance various interests in these bodies of water. The International St. Lawrence River Board of Control, under direction of the UC, regulates the level and outflows of Lake Ontario according to Plan 1958D. This plan is designed to balance the following interests:

1. Power
2. Navigation and shipping
3. Flooding and ice management
4. Various riparian interests including those of Lake St. Louis, Montreal Harbor, St. Lawrence River, and Lake Ontario shoreline property owners

The control range of Lake Ontario is a minimum monthly mean of 242.77 from April 1 to November 30 and a maximum monthly mean of 246.77. Mean levels above 245.77 are to occur less than 9% of the time, estimated to be about 11 % of the time in the plan. Finally, since the plan is based on past supplies, it has general provisions to provide relief to riparian owner's the event of excess supplies, and to navigation and power interests in the event of low supplies (Criterion k).

There are various indicators that both supplies (upper Great Lakes levels) and Lake Ontario levels are higher than the historic levels on which Plan 1958D was based. Further, Lake Ontario is being regulated in the upper part of the 242.77 - 246.77 range. The Town of Hamlin, its shoreline property owners and the LWRP Committee are concerned that these high lake levels, storms, and increases in water supplies have and will continue to result in flooding and erosion. If levels were maintained in the lower part of the 242.77 - 246.77 range, potential shoreline damage would be reduced.

3. Natural Development Constraints

As described previously, soils in the waterfront area offer constraints on development, particularly considering the lack of sewers. Flooding and erosion, also described previously, further limit development in the shoreline area. Wetlands and habitats provide additional constraints. These factors indicate the appropriateness of the kinds of uses suggested in the previous section for underutilized sites i.e., passive recreation, fishing access, nature trails, interpretation/education facilities, boat launches, docking and similar activities.

4. Other Planned Projects

Local and State agencies were contacted in order to identify any future recreation opportunities that are planned for the Hamlin LWRP area. Consultations with the NYS Department of Environmental Conservation, County of Monroe, and the NYS Office of Parks, Recreation and Historic Preservation have shown the following projects which affect the Hamlin LWRP area:

1. Further shoreline protection and infrastructure repairs are planned within Hamlin Beach State Park. A bike path along the Lake Ontario State Parkway is in review to increase the use of the Seaway Trail or Lake Ontario State Parkway.

2. The County of Monroe - There is a proposal for a recreationway along Sandy Creek in the Town of Hamlin but no plans currently exist for the acquisition necessary to make this project a reality.

3. NYS Department of Environmental Conservation - There is preliminary plans for a fishing easement on Sandy Creek at German Church Road which DEC intends to pursue.

4. The County of Monroe - A Waterfront Recreation Opportunities Study was completed for Monroe County identifying sites which may be used to enhance access to water-related resources. The plan proposed improvements (marina, boat launch) at Hamlin Beach State Park and along Sandy Creek (barrier free access and picnic facilities at State boat launch).

5. The Town of Hamlin has proposed the development of the area within the L.W.R.P. located at the end of Westphal for lakefront access. Other areas will be looked into. Further enchantment will be made to the Town Park located adjacent to Sandy Creek on Brick Schoolhouse Rd.