

SECTION FIVE

TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM

This section outlines and describes the measures to be used by the City of Ogdensburg to implement its Local Waterfront Revitalization Program. Specific implementation measures are organized under six general headings: regulatory measures, other public and private actions, management structure, compliance procedures, federal and State consistency and financial resources. A summary chart at the end of the section tabulates the various management techniques and/or actions according to the coastal policies they would implement.

REGULATORY MEASURES

Local Laws and Regulations. Local laws and regulations previously enacted by the city show an inherent concern for land use and development activities within the waterfront. Local regulations include zoning, enforcement of the NYS Uniform Fire Prevention and Building Code, floodplain regulations, regulation of city parks and the municipal marina, and regulation of public and private sewers.

1) Zoning Ordinance. The City of Ogdensburg Zoning Ordinance has been in effect, with several subsequent revisions, since the 1960's (Municipal Code; Chapter 30). A Comprehensive Plan dating from 1970 is currently being updated by the Planning Board and may recommend further revision of the zoning ordinance. The general purpose of the zoning ordinance is to "Promote....public health, safety and welfare, and the most desirable use of the land". The ordinance contains 11 zoning districts which are outlined as follows (see Plate 16):

- RI One Family Residence
- PR Public and One Family Residence
- R2 One and Two Family Residence
- R3 Multi-Family Residence
- R4 Multi-Family Residence and Mobile Homes
- R5 Multi-Family Residence High Density
- B1 Neighborhood Business
- B2 General Business
- CI Heavy Commercial and Light Industry
- I General Industry
- PD Planned Development District

All districts except R4, B1, and PD are located within the coastal area.

For each district the ordinance specifies permitted uses, height and lot requirements, yard and maximum lot coverage requirements, off-street parking regulations, floor area requirements, and signage regulations. Supplementary regulations list provisions which regulate campers, trailers and mobile homes, inoperative vehicles, parking garages and gas stations, outdoor vending machines and displays,

non-conforming buildings and uses and site plan review. Administrative procedures, including issuance of special permits, variances and appeals, plus stipulations on violations, penalties and amendments are also included. Subdivision regulations are listed in Chapter 31 of the city's Municipal Code.

The zoning ordinance constitutes the city's foremost means of implementing and enforcing the Local Waterfront Revitalization Program. Existing development controls, administrative procedures and enforcement authority established in the ordinance are generally adequate to direct future land use patterns and development activities for the city. Beyond provisions in the site plan review, no other means for regulatory protection of historic structures was deemed necessary. Deficiencies have been remedied by several ordinance revisions (see pp. 143-145).

2) Floodplain Regulation. A local ordinance to prevent flood damage in the flood zones of the City of Ogdensburg was adopted in 1980. The general purpose of this local ordinance was to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) to protect human life and health;
- (2) to minimize expenditure of public money for costly flood control projects;
- (3) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) to minimize prolonged business interruptions;
- (5) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, street and bridges located in areas of special flood hazard;
- (6) to help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas;
- (7) to ensure that potential buyers are notified the property is in an area of special flood hazard; and
- (8) to ensure that those who occupy the areas of special flood hazard assume responsibility for their activities.

The local ordinance incorporated the Flood Insurance Rate Maps promulgated by the Federal Insurance Administration and satisfied all of the basic floodplain management guidelines established by the Federal Emergency Management Agency (FEMA). In particular, these regulations provided for the administration of Development Permits (by the Director of Buildings and Assessment) for development in all special flood hazard areas, established general and specific construction standards for such development and included provisions for hearing and deciding upon appeals and variances.

This local ordinance enforces the Local Waterfront Revitalization Program by establishing development controls to operate in the flood

hazard areas noted in Section Two - Inventory and Analysis. Such controls implement floodplain management aspects of Policies 11, 14 and 17 (see Section Three). Erosion provisions of these Policies are not covered by these floodplain regulations.

3) Regulation of City Parks. Chapter 140 of the Municipal Code was adopted in 1980 and pertains to all park areas maintained, operated and controlled by the City of Ogdensburg through the jurisdiction of the Department of Parks and Recreation. Rules concerning hours of operation, camping, alcoholic beverages, fires, picnicking, permits and penalties are included. Use of the city marina is also regulated, with dockage limited to one 48-hour period with extensions granted by special permit.

This law implements the local waterfront program by establishing controls over public recreational areas. These regulations support Policies 19 through 22 by ensuring the availability of public access and recreation facilities.

4) Regulation of Public and Private Sewers. Chapter 46 of the Municipal Code, amended and updated in 1980, regulates sanitary sewers. The ordinance requires that owners of any properties used for human occupancy install suitable toilet facilities and connect such facilities directly to the public sewer system. Where a public sanitary sewer is not available, the ordinance requires that the building's sewer connect to a private sewage disposal system complying with the provision of this ordinance. In addition, it restricts the substances which may be discharged into public sewers and prohibits the placement or deposition of unsanitary wastes on any property in the city except where suitable treatment has been provided. The ordinance also sets standards for industrial pretreatment and regulates industrial discharge permits.

By controlling the use of public and private sewers this ordinance implements Policy 5 with respect to concentration of development, Policies 7A and 8 by controlling sewage and other contaminants in the St. Lawrence and Oswegatchie Rivers, and Policies 30, 31, 33, 37 and 38 with respect to protection of water resources in the St. Lawrence and Oswegatchie Rivers.

Additional Local Laws and Regulations Adopted to Implement the LWRP. Because the city's existing local laws and regulations were not entirely adequate to implement the LWRP, specific amendments to the zoning ordinance and one new local ordinance have been adopted to provide the framework necessary for implementation of the LWRP. Each of these is described below.

1) Zoning Ordinance Amendments. The following amendments to the zoning ordinance have been adopted.

a) Waterfront Overlay District and Purposes statement.

-- The Waterfront Overlay District is defined as the land and water area within the Ogdensburg Coastal Area Boundary, as identified in the LWRP.

-- The purpose of this district is to assure that new development and redevelopment subject to site plan review shall be reviewed for compatibility with the policies and purposes of the LWRP.

-- The district is not a substitute for existing land use districts and their provisions. It represents an additional level of review, superimposed on existing districts, that specifically relates to LWRP policies and purposes.

b) Site plan review criteria including a provision stating that a project's conformance with the policies and purposes of the LWRP will be considered in the review, when the project is within the Waterfront Overlay District.

2) Zoning District Reclassifications. The following three areas have been rezoned (see Plate 16).

a) Lighthouse Point. The Lighthouse Point area -- that area north of the arterial and east of the Mobil tank farm -- has been reclassified from General Industry (I) to Commercial/Industrial (CI).

b) Area south of arterial bounded by Market and West River Streets. This irregularly shaped area, previously classified as General Industry (I) in conjunction with the Lighthouse Point area, has been rezoned as General Business (B2) to correspond with the adjacent B2 district immediately south.

c) Former Augsbury tank farm. This parcel changed ownership in June, 1985, and future use of the parcel is uncertain. Since the city does not want the land used for industrial purposes in the future, they have rezoned the parcel from Commercial/Industrial (CI) to General Business (B2).

3) LWRP Consistency Law. "A Local Law Establishing Consistency Requirements and Review Procedures for City Actions Involving the Local Waterfront Area" has been adopted to ensure implementation of the Local Waterfront Revitalization Program. This local law requires of each board, department, officer or other body of the city, that its actions to directly undertake or to permit, fund or otherwise approve any project, use or activity within the waterfront be consistent to the maximum extent practicable with the applicable State and local policies established in the city's LWRP.

To this end, the local law establishes procedures for:

- a) initial review of proposed actions in a manner compatible with SEQRA requirements;
- b) providing advice and assistance to applicants (if involved) and/or the boards, departments, officers or other bodies of the city involved, regarding forms, procedures, etc., and;
- c) LWRP compliance and SEQRA review through the City Planning Board and the local lead agency, respectively.

To facilitate the consistency review, a Waterfront Program Consistency Assessment Form has been adopted as part of the consistency law. See Appendix B, Waterfront Program Consistency Assessment Form.

Thus, the amended zoning and site plan review regulations together with the local consistency law provide a comprehensive means of implementing all applicable coastal policies by requiring all proposed actions within the waterfront area to be consistent with the policies and purposes of the city's LWRP.

CITY OF OGDENSBURG

PLATE 16a

Existing and Proposed Zoning
Map

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

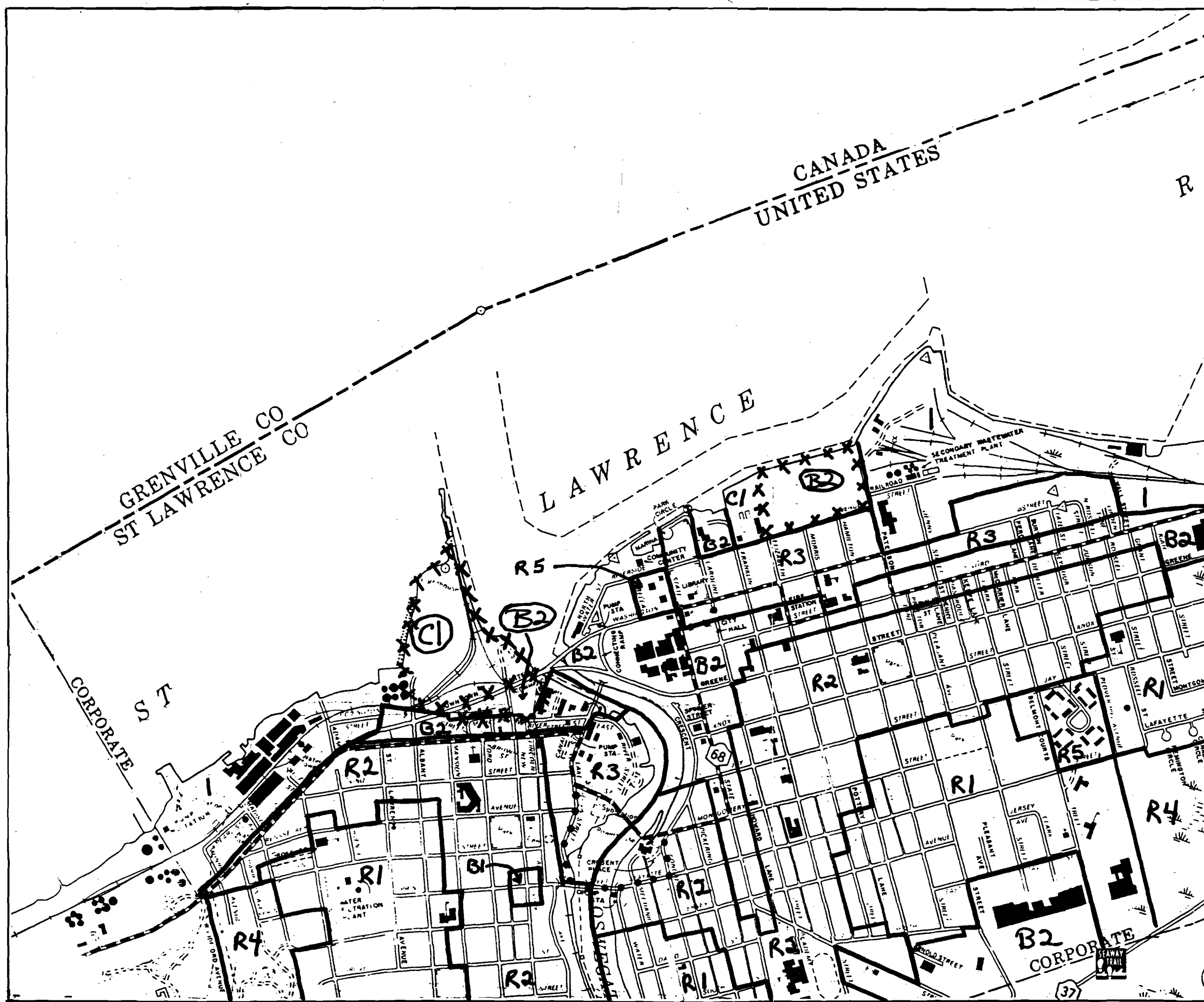


Scale
1" = approximately 1000'

LEGEND

- R1- One Family Residence
- PR- Public and One-Family Residence
- R2- One and Two-Family Residence
- R3- Multi-Family Residence
- R4- Multi-Family Residence and Mobile Homes
- R5- Multi-Family Residence-High Density
- B1- Neighborhood Business
- B2- General Business
- C1- Heavy Commercial and Light Industry
- I- General Industry
- PD- Planned Development District
- Zoning District Boundary
- Coastal Area Boundary
- .. Revised Additions to Coastal Area Boundary
- Waterfront Overlay District
- (XY) Proposed Zoning Changes

*Note: Adapted to 1"=1000' Base Map by SLEOC, December 1985



CITY OF OGDENSBURG

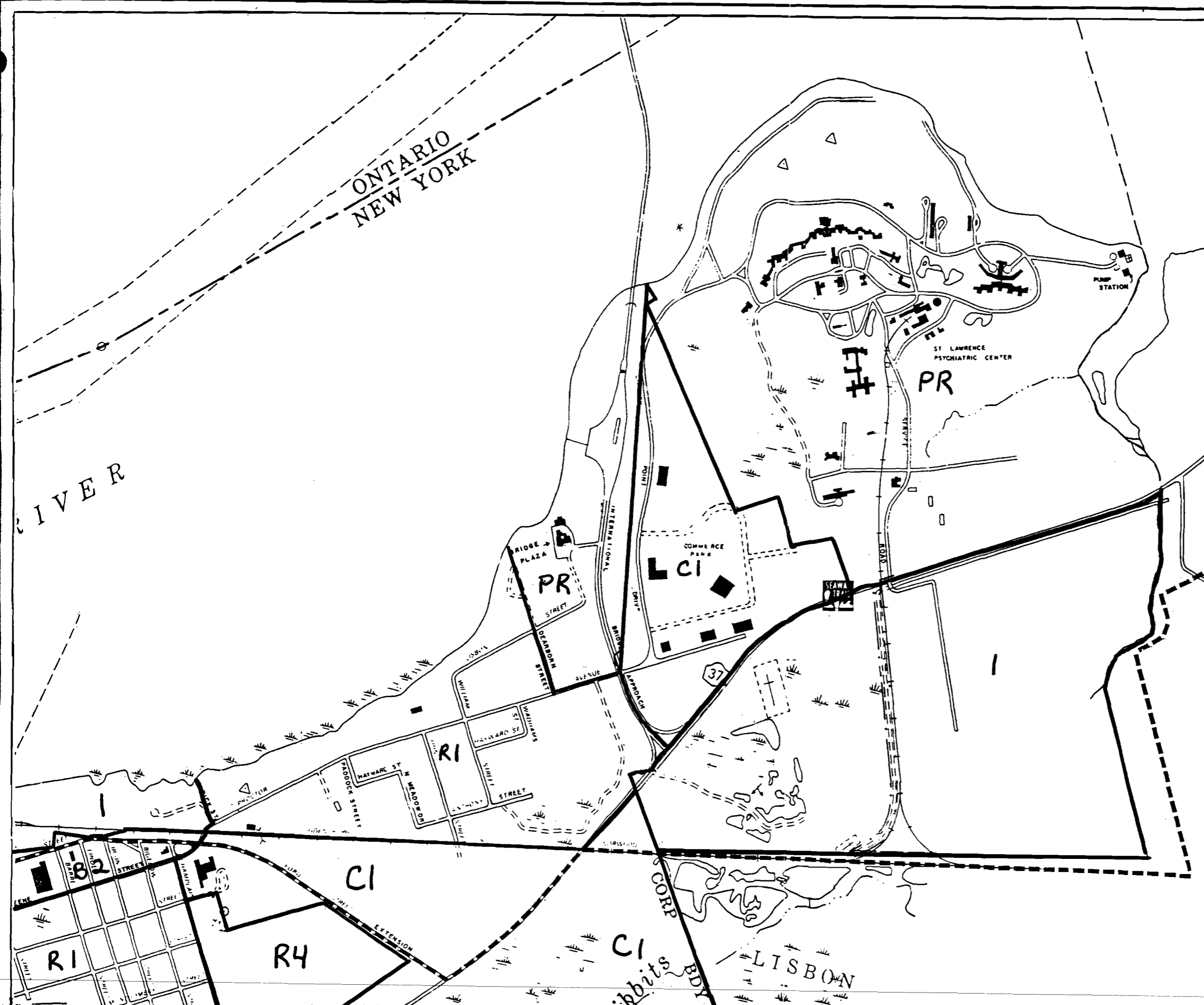
PLATE 16B

Existing and Proposed Zoning
Map

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



Scale
1" = approximately 1000'



LEGEND

- R1- One Family Residence
- PR- Public and One-Family Residence
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- R5- Multi-Family Residence-High Density
- B1- Neighborhood Business
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- C1- Heavy Commercial and Light Industry
- I1- General Industry
- PD- Planned Development District
- Zoning District Boundary
- - - Coastal Area Boundary
- Revised Additions to Coastal Area Boundary
- Waterfront Overlay District
- (X) Proposed Zoning Changes

*Note: Adapted to 1"=1000' Base Map by SLEOC, December 1985

OTHER PUBLIC AND PRIVATE ACTIONS

In addition to the regulatory measures described in the preceding section, several other public and private actions will be necessary to assure implementation of the LWRP.

Local Government Actions. City officials and staff will need to undertake the following actions and activities in order to implement various elements of the LWRP.

1) Grant Applications. To make the projects described in Section Four a reality, several State and federal grant applications will have to be prepared by the city or its consultant. See the "Financial Resources" discussion below for details on the financing of each proposed project.

2) Coordination. A significant level of coordination with various federal, State and local government agencies, community organizations and the private sector will be required to carry out the LWRP in an effective manner. Such coordination involves the following:

- a) consulting with agency representatives regarding grants, technical assistance, regulatory and permit considerations and general policies. (Involved agencies and consultation activities are discussed in greater detail in Sections Six and Seven, respectively);
- b) soliciting the cooperation and involvement of service-oriented community groups in promotional activities for waterfront revitalization;
- c) generating active participation of waterfront business owners to optimize the alignment of public and private revitalization, development and tourism interests.

The LWRP's emphasis on consultation (described in Section Seven) and public/private cooperation illustrates the need for effective coordination. By stressing coordination as a public implementation action, its importance is recognized as essential to the implementation process.

3) Former Augsbury Tank Farm Study. Future use of this vacant waterfront parcel is uncertain because the property is currently in the process of being sold to new owners. Community concern is high over this property and no consensus has been reached on its proposed use at the date of this writing. A market feasibility study conducted on this property could help to determine its highest and best use. The study should include the property owner, city (City Council, Planning Board and LWRP Advisory Committee), and the OBPA, if interested, as involved participants.

4) Lighthouse Point Study. A large portion of this area is owned by the St. Lawrence County Industrial Development Agency and is currently up for sale. Several alternatives have been suggested for use of this large land area, and the ultimate use will likely include a

mix of such uses. Further study of this property is needed to determine its best use.

5) Project Implementation Activities. The following actions will be necessary to undertake and complete the projects described in Section IV.

(1) Randall Property

- a) preparation of landscaping and engineering specifications for recreational improvements to site
- b) application for grant funds for preconstruction and construction activities
- c) provision of in-kind services by city staff (manager, planner, engineer, recreation department and DPW) for project planning and construction
- d) coordination with outside funding agencies and firms involved in project implementation.

(2) Oswegatchie shoreline (east) recreational improvements

- a) preparation of landscaping and engineering specifications for shoreline improvements
- b) application for grant funds for preconstruction and construction activities
- c) provision of in-kind services by city staff (manager, planner, engineer, recreation department and DPW) for project planning and construction
- d) coordination with outside funding agencies, if any, and agencies associated with the Ogdensburg Dam project.

(3) Oswegatchie shoreline (west) rehabilitation projects

- a) continued administration of Community Development Block Grant funds through the City Office of Rehabilitation and Development (CORD) and coordination with U.S. Department of Housing and Urban Development (HUD)
- b) coordination with west shoreline property owners and other involved parties in potential redevelopment of Ogdensburg Dam and other potential activities.

(4) Lake Street Bridge improvements

- a) provision of in-kind services from city departments and city revenues for project planning and improvements to bridge (as cited in Section Four, p. 129).

(5) Ogdensburg Dam renovation

- a) continued study of project feasibility by city, consultants, Niagara Mohawk and FERC

- b) preparation of engineering specifications for power generation facilities, and engineering and landscaping and architectural specifications for recreational improvements and potential waterworks building renovation
- c) arrangement for financial package for project and provision of in-kind services by city staff for project planning and implementation.
- d) coordination with outside funding agencies and firms involved in project implementation.

(6a) Lighthouse Point aquarium study

- a) continued participation in feasibility study in conjunction with State University at Potsdam and regional executive committee
- b) pending outcome of feasibility study and site selection, coordination with involved agencies in project planning and implementation.

(6b) Lighthouse Point archaeological study

- a) coordination with landowners and project participants in carrying out archaeological research and dig to determine fort site
- b) provision of in-kind services by city staff as needed.

(7) St. Lawrence County solid waste disposal facility

- a) coordination with DEC, St. Lawrence County, SWDA, the county EMC, and project contractors in planning and construction of solid waste facility
- b) provision of in-kind services by city staff for project planning, construction and operation.

(8) Ogdensburg Bridge and Port Authority projects

- a) coordination with OBPA on current and future projects including:
 - marine expansion
 - Commerce Park expansion
 - foreign trade zone development.

6) Ogdensburg Comprehensive Plan update. The city's existing comprehensive plan dates from 1970. The Planning Board has recently started work on updating this plan. While completion of the updated plan is not necessary for implementation of the LWRP, the city should insure that any revisions reflect the policies, uses, and projects cited in the LWRP. Revisions in the comprehensive plan may make changes in the zoning ordinance necessary. The same caution must be exercised in making zoning changes.

7) Public Access Easements. An additional option the city may pursue includes the acquisition, through purchase or donation, of public access easements along the shoreline. An easement is a legal agreement between a property owner and the holder of the easement which governs the current and future owners' treatment of the property. A public access easement would protect the shoreline area as open space for public recreational uses and scenic viewing. The valuation of easements must be professionally appraised and terms of the easements should be drafted by legal counsel familiar with current tax laws. The Local Waterfront Revitalization Program Advisory Committee has recommended that the city acquire easement(s) for a strip of land along the shoreline from the western edge of the Port Authority property at the marine terminal to the Customs House. The purpose of the easements(s) would be to maintain public access to the shoreline. The majority of this area is already owned by the city. It would be necessary to negotiate easements with three private owners in order to provide continuous shoreline access between these points. Since the city, as a public agency, would be the holder of the easement(s), it would be necessary for the city to establish an easement program to study and carry out the required procedures. Other areas in the city, such as sections of Lighthouse Point, might also be studied as sites for future easement(s).

8) Feasibility and Location Study for Additional Marina Facilities. The need for additional public or private marina and dockage facilities in the Ogdensburg coastal area seems apparent. Current facilities are few and are often utilized to capacity. A demand analysis should be done for the type of project and sites studied for location of this type of facility (see pp. 34-36).

Private Actions. Several of the above mentioned projects will require participation and cooperation of the private sector. Those projects specifically involving the private sector include: the Oswegatchie shoreline (west) rehabilitation projects, Lighthouse Point studies and projects, the Ogdensburg Dam project, the former Augsburg tank farm property, and acquisition and/or donation of public access easements.

MANAGEMENT STRUCTURE

The Mayor and the City Council shall be, respectively, the local official and the lead agency responsible for this waterfront program. More specifically, the roles of these and other parties are as follows:

Mayor -- Provide overall program supervision and management.

City Council Members -- Execute program responsibilities, in coordination with Mayor, for such items as coordination with volunteer and private organizations, and local government cooperation.

City Manager -- As chief executive officer responsible to City Council, provide direct supervision of all city affairs relating to program policies, uses and projects.

City Clerk -- Handle correspondence, communications and record keeping for city government actions pertaining to the waterfront.

City Comptroller -- Serve as chief fiscal officer in providing fiscal management for city government actions pertaining to the waterfront.

Director of Planning and Development -- Work with City Manager, city departments and boards, and the public in providing direction in the execution of program policies, uses and projects.

Planning Board -- Provide advice and assistance to the City Council and the public in prioritizing program projects and activities; provide input to the City Council on the compatibility of waterfront activities with program policies and objectives; review and approve site plans for new development within the waterfront; participate in consistency reviews in conjunction with lead agency reviews.

Zoning Board of Appeals -- Hear and render decisions on variances, special permits, and appeals from any requirement or determination made by the Director of Buildings and Assessment pertaining to the waterfront.

City Engineer -- Provide technical coordination and assistance as needed on program uses and projects.

Director of Buildings and Assessment -- Provide initial review of proposed coastal area development proposals to determine compliance with the city zoning ordinance; work with City Planning Board and lead agency in expediting all necessary reviews; issue permits; and enforce zoning ordinance.

Director of Public Works -- Manage, maintain and operate all public works and physical properties pertaining to the waterfront.

Director of Parks and Recreation -- Provide assistance to City Manager and City Council in planning and executing recreational programs and development of recreational facilities pertaining to the waterfront.

Recreation Commission -- Serve in an advisory capacity to the Director of Parks and Recreation in planning and executing recreational programs and development of recreational facilities pertaining to the waterfront.

City Office of Rehabilitation and Development (CORD) -- Execute community development and housing rehabilitation programs pertaining to the waterfront.

Ogdensburg Housing Authority -- Development and program coordination for assisted housing within the waterfront.

Ogdensburg Chamber of Commerce -- Coordinate merchant and private sector involvement in the LWRP, assist in soliciting donations for smaller waterfront projects, and promote public and private interest and support for revitalization activities.

COMPLIANCE PROCEDURES

In general, the city's procedures for assuring compliance with the coastal policies of its LWRP consist of the administration and enforcement of zoning (including site plan review and the Overlay District), the consistency law, and other local laws applicable to its waterfront, in conjunction with the environmental reviews required by the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR, Park 617). The basic premise of compliance is that legally, the city should be no less consistent with its LWRP than State and federal agencies are already required to be by their respective laws.

The Waterfront Overlay District and amendments to the zoning ordinance for site plan review will provide consistency with the LWRP for local approvals of private actions. Each action by the city to fund, undertake, permit or otherwise approve a project or activity in its waterfront will be processed as follows:

Initial Review. Following regulations listed in 6 NYCRR, Part 617.5, the Director of Buildings and Assessment will review each project or activity in consultation with the applicant and/or other involved parties. This review will identify:

1. all city actions required (permits, funding or approvals) and the board, department, officer or other body responsible for the actions;
2. whether the actions are Type I or Unlisted Actions and therefore subject to the provisions of SEQRA;
3. whether the actions might conflict with the LWRP; and
4. any other agencies that may be involved.

Advice and Assistance. The Director of Buildings and Assessment will advise the applicant and/or other involved parties regarding the initial review, required forms and further procedures to be followed. In addition, the Director of Buildings and Assessment will provide assistance in the preparation of:

1. city application forms (if applicable);
2. Environmental Assessment Forms (EAF's) for all Type I and Unlisted Actions; and

3. Coastal Assessment Forms (CAF's) for actions subject to SEQR involving permits, funding or approvals from State or federal agencies.

SEQR and LWRP Compliance Review. Upon receipt of completed EAF's (and CAF's, if applicable) and, if appropriate, city application forms, the Director of Buildings and Assessment will immediately initiate procedures pertaining to lead agency designation and determination of significance in accordance with 6 NYCRR Parts 617.6 and 617.7. In the majority of cases, where the impact of the project is primarily local, the City Council will serve as lead agency. At the same time, if any actions are determined in the initial review to involve potential conflicts with the policies and proposes of the LWRP, they will be referred to the Planning Board for compliance review as follows:

1. The Planning Board will, within thirty (30) days from the date of referral, prepare a written report to the lead agency describing specific conflicts involved, if any, and recommend approval, approval with modifications (to mitigate the conflicts) or denial (to avoid the conflicts).
2. In making such recommendations, the Planning Board will consult, as needed, with the applicant, the lead agency, and/or other involved agencies.
3. If the action would be subject to site plan approval by the Planning Board, then that board shall integrate the compliance review with the site plan review procedures to the maximum possible extent, provided that the provisions of SEQRA have been satisfied before taking action on such site plans.
4. All other boards, departments, officers or other bodies shall include the Planning Board's LWRP compliance review recommendations as well as SEQR determinations in rendering decisions, whether taking actions as lead agencies or as involved agencies.

FEDERAL AND STATE CONSISTENCY

The process for local review of State and federal actions for consistency with the LWRP will generally follow that for compliance review, except that in all cases the City Council will make the final decision in judging the consistency of such actions. Specifically, the following procedures will be followed.

Initial Review. The Director of Buildings and Assessment reviews the proposed actions in comparison to the LWRP. Based on such review, the Director of Buildings and Assessment will:

1. advise the City Council as to whether the proposed actions are consistent, inconsistent or of uncertain consistency.
2. refer actions that are or may be inconsistent to the Planning Board for its review and comment.

Consistency Review. Within thirty (30) days of such referrals, the Planning Board will prepare a written report for the City Council describing specific reasons for inconsistency, if any.

Consistency Advisement. The City Council, with due consideration given to the Planning Board's written report, will advise the Secretary of State and the particular State or federal agency involved of any actions it deems inconsistent with the LWRP and the reasons therefore.

Specific guidelines on how consistency reviews will be coordinated for State and federal agency actions are listed in detail in Appendix C, "Guidelines for Notification and Review of State Agency Actions Where Local Waterfront Revitalization Programs Are in Effect," and Appendix D, "Procedural Guidelines for Coordinating NYS Department of State and Local Waterfront Revitalization Program Consistency Review of Federal Agency Actions."

FINANCIAL RESOURCES

(1) Randall property. The city received an \$18,750 grant from the NYS Division for Housing and Community Renewal, Neighborhood Park Land Acquisition Program to acquire and develop this property for recreational use. A NYS Department of State LWRP implementation grant could be utilized to fund 80% of the cost of design and engineering plans for the proposed recreational improvements on this site. Construction of the facilities could be funded in part by a U.S. Department of the Interior, Land and Water Conservation Fund (LWCF) grant administered through the NYS Office of Parks, Recreation & Historic Preservation (OPR&HP). This grant, in which OPR&HP pays 50% and the locality pays 50%, may be used for outdoor recreational improvements. Municipal funds (general revenues) and/or in-kind services should also be applied towards this project. (Total project cost estimate, as listed in Section Four, p. 127, is \$46,200.)

(2) Oswegatchie shoreline (east) recreational improvements. Eighty percent of the necessary preconstruction costs for this project are eligible for funding through the NYS Department of State implementation grants. Similarly a Land and Water Conservation Fund grant could be utilized to cover up to 50% of the project construction costs. The city's 1982 CDBG (Small Cities) grant contains \$47,000 for shoreline improvements. Approval of a request to the Department of Housing and Urban Development to amend the application of these funds from the west to the east bank of the Oswegatchie River, will allow these funds to be applied to this project. Also, if the Ogdensburg Dam is redeveloped, a portion of the \$350,000 slated for recreational improvements in that project will be directly applicable to this project. Municipal revenues and in-kind services may also be utilized in this project, if needed. (Total project cost estimate, as listed in Section Four, p. 128, is \$151,000.)

(3) Oswegatchie shoreline (west) rehabilitation projects. Section Four, pp. 128-129, lists the projects and respective funding

amounts yet to be expended in the west side CDBG target area. These expenditures totalling approximately \$159,000 will deplete a \$750,000 CDBG grant acquired in 1982 for the west side target area. The city, through its Office of Rehabilitation and Development (CORD) administers a revolving loan program which will continue to finance improvements to homeowner and rental units in this area. Additional funds for improvements in this area will come from general city revenues and in-kind services.

(4) Lake Street Bridge improvements. The 1982 CDBG grant contained funds to provide improvements to the Lake Street Bridge. Approximately \$53,000 of these funds remain to be expended. This amount will be adequate to provide general maintenance and finish painting the bridge. Future improvements as needed, will be funded through city revenues and in-kind services.

(5) Ogdensburg Dam renovation. This proposed \$7 million project is still in the preliminary planning stages, so detailed funding information is not available at this time. In April 1985, the City Council voted to begin work on creating a funding package for this project. Current projections indicate the city will fund \$1 million to \$1.5 million from general obligation bonds to complete the necessary studies, engineering and design work. It is possible that the remaining amount will be raised through revenue bonds.

(6) Lighthouse Point projects.

a. A \$51,000 feasibility study is being funded by the State University College at Potsdam, and three communities who have contributed \$5,000 each (Ogdensburg, Massena and Waddington). The St. Lawrence-Eastern Ontario Commission is also contributing \$20,000 in in-kind services for this study. Future details on funding for the project will await the outcome of the feasibility study.

b. The extent and duration of an archaeological dig would determine the cost of such a project. The State University College at Potsdam will sponsor a student in the summer of 1985 to do preliminary archaeological testing in the fort site. Results from this testing should provide a good indication of the need for future archaeological research and testing. Funds for long range plans and programs for improvements of an educational and recreational nature could be acquired through LWRP implementation grants, Land and Water Conservation Fund grants, the NYS Council on the Arts, and the NYS Council on the Humanities.

(7) St. Lawrence County solid waste disposal facility. See Section Four, p. 130, for project cost estimates and funding sources. Further detail is unavailable at this time.

(8) Ogdensburg Bridge and Port Authority development projects. See Section Four, p. 130, and Section Two, pp. 29-31, for information on costs for the port marine expansion program.

(9) Feasibility and location study for additional marina facilities. A percentage of the costs for this study could be derived from NYS Department of State implementation grants. Assistance from the NYS Department of Environmental Conservation and the U.S. Army Corps of Engineers is also a possibility.

SUMMARY OF ACTIONS TO IMPLEMENT LWRP POLICIES

POLICIES IMPLEMENTED

ACTIONS

Developmental Policies
(1, 1A, 1B, 2, 3, 5, 6)

These policies will be implemented through enforcement of the city's zoning ordinance which controls new development and expansion or use changes of existing structures. Applicable controls include flood control regulations, land use district regulations, site plan review, and supplemental use regulations. The Waterfront Overlay District and site plan review amendments, the LWRP Consistency Law, and pursuit of grants to develop waterfront parcels and facilities will also carry out these policies. Development or improvements at several deteriorated and/or underutilized areas cited in the LWRP will serve to implement these policies.

Fish and Wildlife Policies
(7A, 8, 9)

In some situations (i.e., new development requiring a land use district change), these policies will be implemented by the city's zoning ordinance, site plan reviews and LWRP consistency law. More often, though, the permit and project review procedure of other levels of government will apply (DEC, US. Army Corps of Engineers and SLEOC, for example.)

Flooding and Erosion Policies
(11, 12, 13, 14, 16, 17)

These policies will be implemented through the city's flood control regulations, Waterfront Overlay District and site plan review amendments and the LWRP Consistency Law.

General Policy
(18)

This policy will be enforced by a combination of all tools mentioned for the previous policies.

Public Access and Recreation Policies
(19, 19A, 20, 21, 21A, 22A, 23)

Pursuit of grants and development of waterfront access and recreational property will 22, obviously implement these policies. To a lesser degree, enforcement of the zoning ordinance, the Overlay District, and site plan review and the LWRP Consistency Law will also implement these policies.

Scenic Resource Policies
(25, 25A)

Enforcement of zoning ordinance regulations, and the LWRP Consistency Law and Overlay District will implement these policies.

Energy and Ice Management Policies
(27A, 28)

This policy will be implemented through the New York SEQR Law, the local LWRP Consistency Law, and project review procedures at higher levels of government.

Water and Air Resources Policies
(30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44)

The policies will be implemented through local, State, and federal consistency requirements, and through permit and project review procedures at the regional, State and federal levels.