

Section I. Waterfront Revitalization Area Boundary

The City of Rochester Local Waterfront Revitalization Program (LWRP) boundary described in this section is based on the coastal boundary determined for the city by the New York State Department of State (NYSDOS) under the Coastal Zone Management Program. The city's LWRP boundary is delineated on 1 inch = 400 feet land use maps and 1 inch=24,000 feet New York State Department of Transportation (NYSDOT) planimetric maps. The boundary is shown on [Map I-1a](#) and [Map I-1b](#)

The city's northern LWRP boundary follows the Lake Ontario shoreline. This boundary runs from the Rochester/Greece municipal line on the west near Greenleaf Road, to the Rochester/Irondequoit municipal boundary located just east of the U.S. Coast Guard Station, on the east bank of the Genesee River. This section of the LWRP boundary includes the mouth of the Genesee River at Lake Ontario.

The “spine” of the City's LWRP boundary follows the Genesee River within the city, from the Middle Falls area near Ravine Avenue, north to the river's mouth at Lake Ontario. The boundary includes a large portion of the northern-most section of the city, which contains the Maplewood and Charlotte neighborhoods, as well as Ontario Beach Park, Seneca Park and Maplewood Park. The boundary also includes Durand-Eastman Park, which while technically contiguous to the city, is remotely located from the city proper. This park is located on Lake Ontario and is surrounded on three sides by the Town of Irondequoit. Portions of the LWRP study area are adjacent to the Town of Greece on the west, and the Town of Irondequoit on the east.

The western boundary of the LWRP begins at the western edge of the city's Lake Ontario shoreline, and proceeds south following the Rochester/Greece municipal line to the Lake Ontario State Parkway (LOSP). The boundary then heads east along the southern edge of Lake Avenue to Driving Park Avenue. Properties on the east side of this section of Lake Avenue are included within the LWRP boundary. Properties on the west side of this section of Lake Avenue are outside the boundary. At the Lake Avenue/Driving Park Avenue intersection, the boundary turns east, following the southern edge of Driving Park to the Genesee River Gorge. The boundary then heads south along the top of the gorge wall on the west side of the river, to the Middle Falls Dam.

At the Middle Falls Dam, the boundary heads southeast across the dam, then north, following the top of the gorge wall on the east side of the Genesee River Gorge. The boundary then heads south long the top of the gorge wall on the west side of the river, to the Middle Falls Dam.

At the Middle Falls Dam, the boundary heads southeast across the dam, then north, following the top of the gorge wall on the east side of the Genesee River, to Driving Park Avenue. At Driving Park Avenue, the boundary turns east and follows the eastern edge of St. Paul Street to long Acre Road. Properties to the east side of this section of St. Paul Street are located outside the boundary while properties on the west side are located within the boundary.

At the intersection of Long Acre Road and St. Paul Street, the boundary picks up the Rochester/Irondequoit municipal line and follows that line north, roughly parallel to the Conrail railroad tracks which are located on the eastern bank of the Genesee River. In one particular location along the east bank of the river, north of the Turning Basin, the boundary, by following the city/town line, actually extends out into the river, thereby excluding the river shore and adjacent sensitive environmental features from both the city's and Irondequoit's LWRP study areas. The eastern boundary of the city's LWRP continues north along the Rochester/Irondequoit municipal line to the Lake Ontario shoreline. The boundary terminates just east of the mouth of the Genesee River at Lake Ontario, near the U.S. Coast Guard Station.

The city's LWRP boundary also includes Durand-Eastman Park, which is located on Lake Ontario. The park is not immediately contiguous to the city, with the exception of a long narrow strip of land which is used as the Culver Road right-of-way and provides access to the park through the Town of Irondequoit. The park is bounded on the north by Lake Ontario and on the east, south and west by the Town of Irondequoit. The LWRP boundary for Durand-Eastman Park includes the shoreline of Lake Ontario on the north. The western boundary begins at the western edge of the park's Lake Ontario shoreline and proceeds southwest, following the City of Rochester/Town of Irondequoit municipal line. The boundary in this location runs roughly parallel to Oakridge Drive in the town, to an area near the intersection of Oakridge Drive and Scotch Lane. The boundary then heads east, following the city/town line, then turns south near where Kings Highway enters the park. At this point, the boundary turns east again, near Rainbow Drive in the town, jogging slightly south to Durand Drive. The boundary then heads north, to an area just north of Park Road in Irondequoit, then heads east parallel to Park Road and continues to Culver Road. The boundary follows Culver Road north to Havenwood Drive, and then heads east to an area just west of Birchhi11s Drive. The boundary then turns north, and continues to the Lake Ontario shoreline where it terminates to the west of Scenic View Drive.

Rochester's LWRP boundary also includes a portion of Tryon Park, which is located on the east side of the city, near Irondequoit Creek which is adjacent to Ellison Park. Tryon Park is situated to the east of the Route 590 Expressway, north of Browncroft Boulevard. The LWRP boundary for Tryon Park includes the City of Rochester/Town of Irondequoit municipal line on the east, north and west. The boundary on the south is a continuation of the city/town line which runs west to east, just north of Co1ebourne Road.

A potential problem exists regarding the exclusion of certain sensitive environmental features from both the Rochester and Irondequoit LWRP study areas adjacent to the river, north of the Turning Basin. These features include steep wooded slopes, wetlands, floodplain and drainage areas, and the shoreline itse1f.

Development of these sensitive environmental features could adversely impact Genesee River water quality, scenic views and vistas, and the availability of public access to and through the shore zone. The city's control over this area is limited by its own municipal boundary. The city is therefore concerned that the existing LWRP boundary along this portion of the river may not be sufficient to protect these sensitive environmental areas. The city believes that the LWRP boundary should be based on existing topographic and/or soils characteristics as well as other natural features in this area, rather than on "artificial" municipal boundary lines.