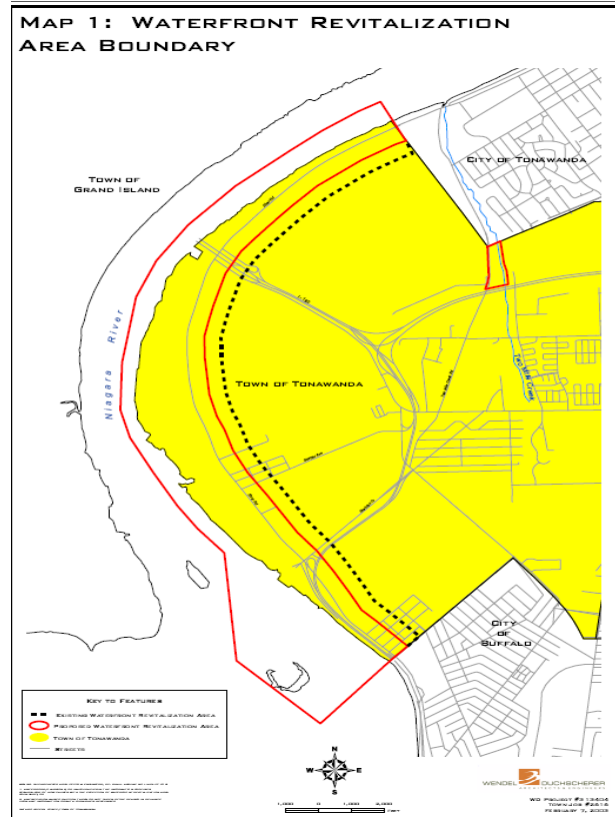


SECTION I - Waterfront Revitalization Area Boundary

Prior to the preparation of the 2008 Town of Tonawanda Local Waterfront Revitalization Program, the State designated coastal boundary was bounded by River Road. The original Local Waterfront Revitalization Program (LWRP), approved in 1996, extended the boundary 1000 feet inland from River Road in order to provide greater protection of waterfront resources, particularly views and aesthetics along the River Road corridor. The choice of 1000 feet was related to the expected relocation of River Road. It is now clear that River Road will not be relocated. As a result, the depth is unnecessarily deep. The change to a 500 foot distance will maintain protection for development fronting on River Road, while enabling greater flexibility farther away from the roadway. Protection of the River Road corridor will be accomplished through changes of the town's zoning ordinance including a River Road Zoning Overlay.



Map 1-Local Waterfront Revitalization Program

1996 Local Waterfront Area Boundary

The 1996 Town of Tonawanda Waterfront Revitalization Area included all lands and water encompassed within the following boundary:

Beginning at a point on the Town of Tonawanda/City of Tonawanda border 1,000 feet east of the eastern right-of-way of River Road (State Route 266), the Waterfront Revitalization Area Boundary proceeds southerly along a line 1,000 feet east of and parallel to the eastern right-of-way of River Road, following this line to the Town of Tonawanda/City of Buffalo border; then southwest and south along the Town Line into the Niagara River; then northerly along the Town Line in the Niagara River to its junction with the City of Tonawanda Line; then southeasterly along the Town Line to the point of beginning.

An extension of a corridor along Two Mile Creek from the City of Tonawanda to the Youngmann Highway was also part of the Town's Waterfront Revitalization Area. The boundary of this segment was as follows:

Beginning at the intersection of the western right-of-way of Two Mile Creek Road and the Town of Tonawanda/ City of Tonawanda border, the boundary proceeds south along the Two Mile Creek Road R.O.W. to the north right-of-way of the Youngmann Highway (Interstate 290); then east along this R.O.W. to a point 100 feet east of the center-line of Two Mile Creek; then north along a line 100 feet east of and parallel to the Creek center-line to the Town of Tonawanda/City of Tonawanda border; then westerly along the municipal border to the point of beginning. (References to the eastern right-of-way of River Road are intended to denote the right-of-way as it exists prior to the anticipated relocation of said roadway.)

2008 Local Waterfront Area Boundary

The Waterfront Revitalization Area Boundary described in the amended Town of Tonawanda LWRP includes all lands and water encompassed within the following boundary:

Beginning at a point on the Town of Tonawanda/City of Tonawanda border 500 feet east of the eastern right-of-way of River Road (State Route 266), the Waterfront Revitalization Area Boundary proceeds southerly along a line 500 feet inland of and parallel to the eastern right-of-way of River Road, following this line to the Town of Tonawanda border with the City of Buffalo; then southwest and south along the Town Line into the Niagara River; then northerly along the Town Line in the Niagara River to its junction with the City of Tonawanda Line, then southeasterly along the Town Line to the point of beginning.

The extension of the corridor along Two Mile Creek from the City of Tonawanda to the Youngmann Highway is still part of the Town's Waterfront Revitalization Area. The boundary of this segment was not changed and is as follows:

Beginning at the intersection of the western right-of-way of Two Mile Creek Road and the Town of Tonawanda/ City of Tonawanda border, the boundary proceeds south along the Two Mile Creek Road R.O.W. to the north right-of-way of the Youngmann Highway (Interstate 290); then east along this R.O.W. to a point 100 feet east of the center-line of Two Mile Creek; then north along a line 100 feet east of and parallel to the Creek center-line to the Town of Tonawanda/City of Tonawanda border; then westerly along the municipal border to the point of beginning. (References to the eastern right-of-way of River Road are intended to denote the right-of-way as it exists prior to the anticipated relocation of said roadway.)