

SECTION IV

PROPOSED LAND AND WATER USES  
AND  
PROPOSED PROJECT

## A. PROPOSED LAND AND WATER USES

1. Description of Proposed Land Uses (See map 7 on page 79)  
As was described in Section II (Inventory and Analysis), the Town of Brant WRA is characterized by recreational and residential uses, both seasonal and year-round, that are located in a rural community setting. It is the intent of the town that the existing land use pattern remain relatively unchanged. Any proposed development in the waterfront area would be encouraged only if the rural nature of the waterfront not be changed.

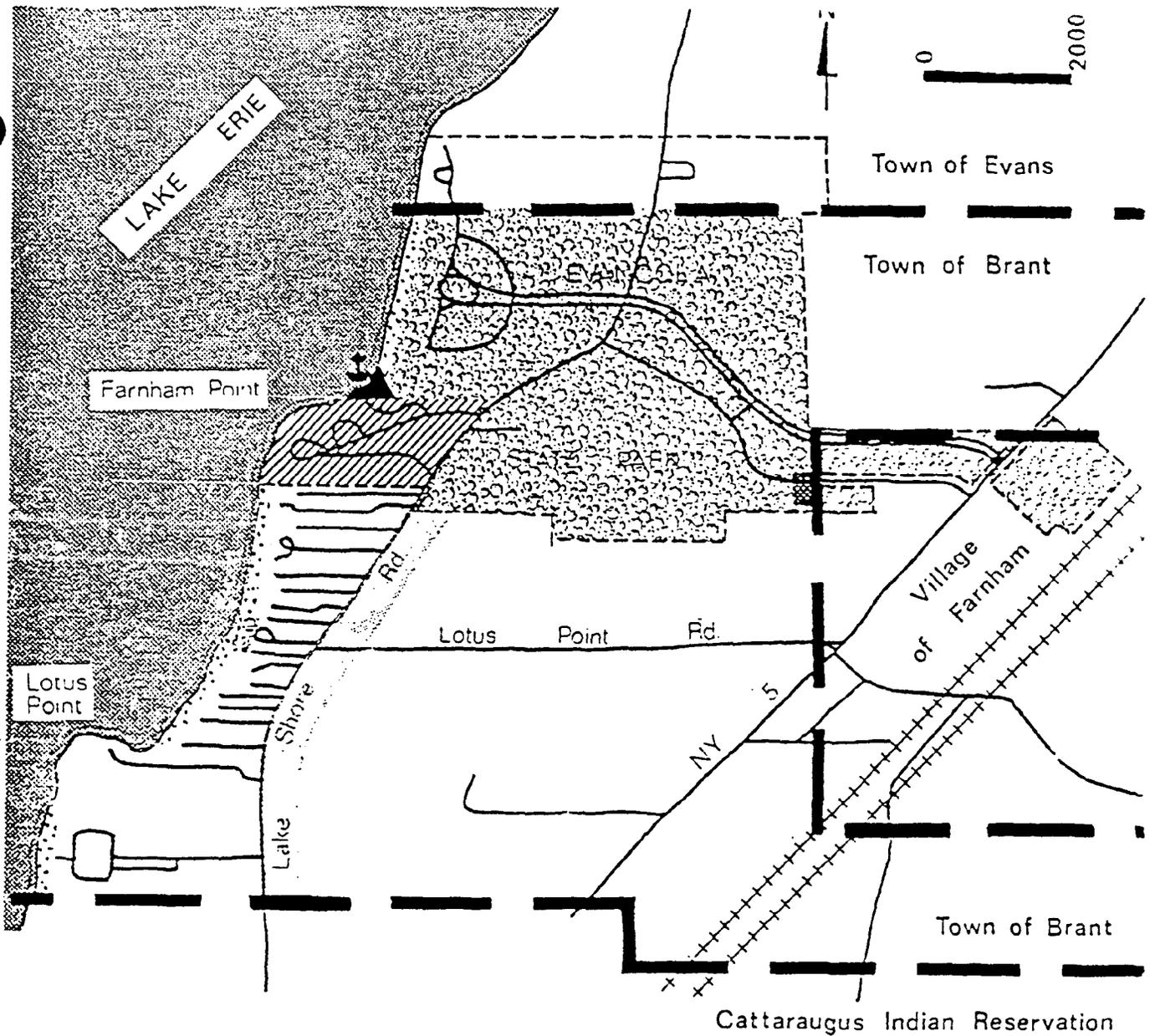
It is important, however, that Evangola State Park provide expanded or new recreational opportunities which meet the needs of the Town of Brant, as well as visitors from other areas. Of particular importance is the development of boat launching facilities. Because of this interest, a boat launch ramp feasibility study was initiated by the Town as part of the Local Waterfront Revitalization Program. This project is more fully described in Part B of this section.

The following describes the proposed land and water uses for the Town of Brant WRA. The area has been divided, from north to south, into three geographic sub-areas.

- a. **Evangola State Park:** Regardless of the fact that Evangola State Park is owned by New York State and is under the administration of the New York State Office of Parks and Recreation, the Town of Brant from the beginning of its involvement with the development of its waterfront program has demonstrated a commitment and advocacy role regarding the future development of Evangola State Park.

The following provides some background concerning this relationship:

- (1) The Park encompasses about a third of the town's waterfront area. The remainder of the WRA is privately owned. Public access to the waterfront is provided only to those that own property in either the wide beach or lotus bay areas. Rather than pursuing waterfront public access in these areas, the Town of Brant chose to focus on access to the waterfront for town residents by using Evangola State Park.



LEGEND

-  Residential
-  Recreation
-  Campground
-  Beach

-  Boat Launch
-  Radio Tower
-  Agriculture

<p>LOCAL WATERFRONT REVITALIZATION PROGRAM</p> <p>ERIE COUNTY DEPARTMENT OF ENVIRONMENT &amp; PLANNING</p>	<p>MAP 7</p> <p><b>LAND USE PLAN</b></p> <p>TOWN OF BRANT</p>
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- (2) Evangola State Park occupies a major portion of the WRA and provides no taxes. The Town feels that its advocacy role for increasing the recreational opportunities for local residents at Evangola State Park is justifiable because of this situation. The Superintendent of Evangola State Park, Town of Brant officials, and citizens agree that Evangola State Park has the potential for increased use because of its available open space.

The Park provides opportunities for access to Lake Erie for boating and fishing. As noted, the Town's waterfront program includes a boat launch feasibility study.

The following uses are proposed for Evangola State Park:

- o Expansion of athletic fields, particularly soccer fields, in the easterly portion of the Park. At present four soccer fields are completed and two are proposed.
- o Increased promotion of bicycling and cross-country skiing throughout the Park.
- o Expansion of picnic areas.
- o Location of a boat launch facility next to the campground area. The feasibility study for this facility was completed in October, 1985 and is summarized in Part B of this section.

The following outcomes are expected from implementing the recommended use proposals:

- o Increased opportunity for recreational activities throughout the year.
- o Increased access to Lake Erie for recreational boating and fishing.

- b. Lotus Bay: This area extends inland as described in Section II and is characterized by low-density residential development both seasonal and year round. Such development occurs on large lots of extensive linear tracts which extend from Old Lake Shore Road to the waterfront. A residential cluster, however, is located in the southern part

of the area which is called the Lotus Bay Colony. Beach use is limited to residents of the lotus bay area.

It is not anticipated that significant change will occur in the existing use patterns for this area. Proposed uses are those which conform to the town's existing zoning for the area, as described in more detail in Section II.B.9. (Zoning). Although it might appear that development could occur due to the relatively large amount of land available, should owners decide to split up existing land parcels, it is unlikely development will happen for two reasons. First, the location of the town is beyond the reasonable commuting distance for year round use if someone is employed in the City of Buffalo or northtowns. Secondly, seasonal residential use is not competitive with other shoreline areas north of Brant or in Canada. This is due to the travel time from other areas in the county but more due to the beach conditions which are not high quality in comparison to Canadian beaches (ie: sandier bottoms, dunes, wider beach fronts). There is no interest in changing the existing use situation by area officials and residents.

As noted in Section V (Implementation Techniques), all regulatory mechanisms support the status quo land use. Despite an opportunity (4 foot public beach easement at the termination of Surfside Road) for beach use for town residents, there is no interest in taking advantage it.

The Town should not be faulted for this attitude of status quo since this policy does work towards preserving what is now one of the loveliest waterfront areas in Erie County. New development is not prohibited but must be within the parameters of the Zoning Ordinance and undergo both site plan and coastal assessment review.

- c. Wide Beach: Because a Remedial Action Program is now underway, the hamlet will remain a stable residential area. Other land uses are expected to remain unchanged for the same reasons which pertain to lotus bay. Proposed uses conform to the town's existing zoning as described in Section II.B.9 (Zoning).

**B. PROPOSED PROJECT: - BOAT LAUNCH RAMP IN EVANGOLA STATE PARK:**

1. Background Concerning Project: As far back as the development of a master plan for the Evangola State Park in 1976, a boat launch for the Park has been suggested. Until development of the Town's LWRP, however, there had been little incentive to undertake a feasibility study. Factors providing this incentive included the availability of funding from the New York State Department of State's Coastal Management Program, and the need for additional boat launching facilities within Erie County. In addition, the Town of Brant has been an enthusiastic advocate for such a project. As a result of the feasibility study, which was undertaken in close cooperation with Town and park officials, a concept plan for a ramp was developed which is consistent with the recreation and public access policies of the LWRP.

A summary description of the major elements comprising the "Evangola State Park Boat Launch Ramp Feasibility Study and Conceptual Plan" is provided below.

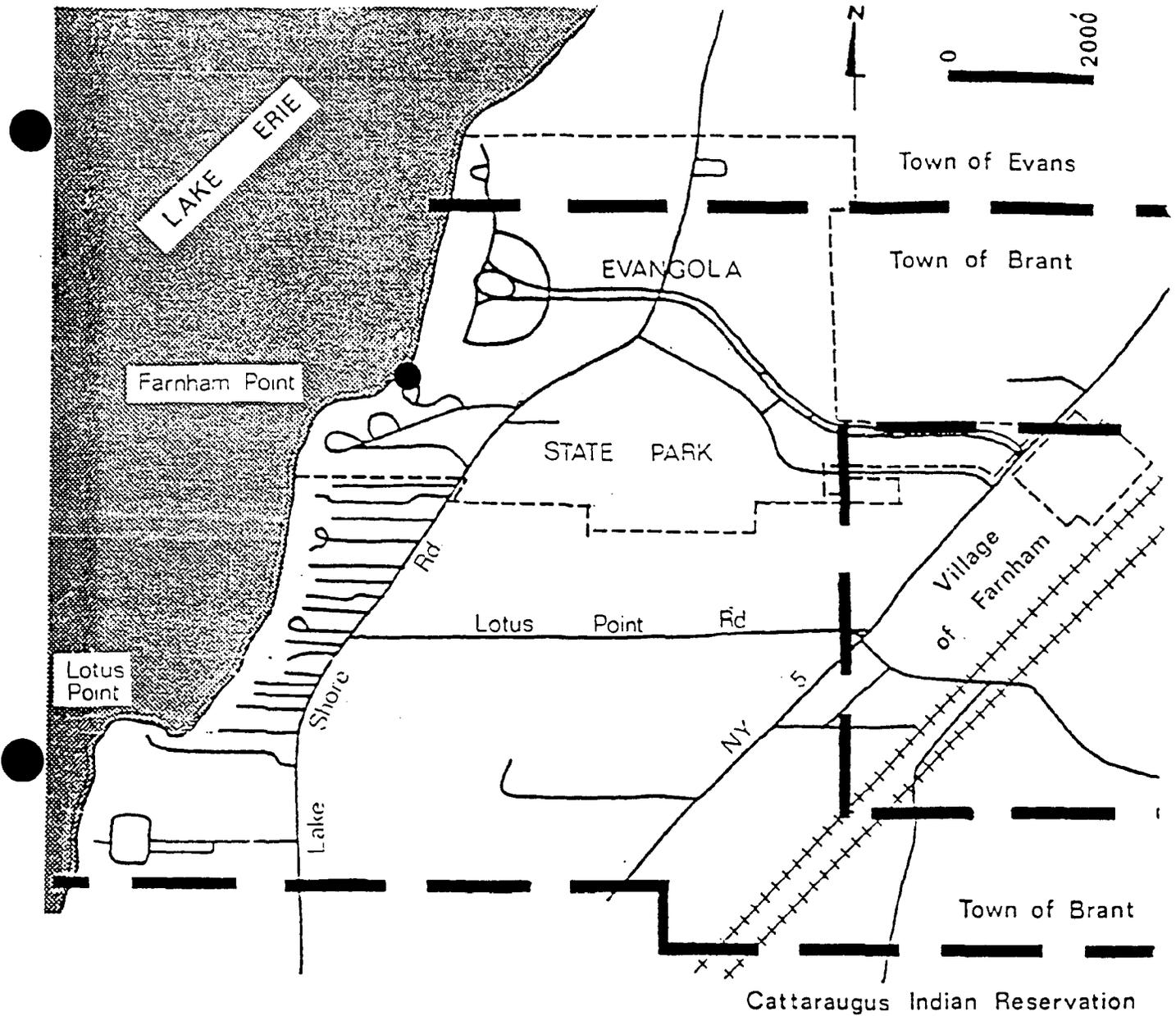
2. Summary Description of Project (see Map 8, page 85 )

- a. Site Selection

After consideration of alternative sites the boat launch project was sited next to the campground area in the southerly portion of the Park. Primary reasons for the selected site were the protected nature of the shoreline from wave/wind action and the adjacent park support capabilities, (ie. parking, access, egress). The site also offered aesthetic views of the Lake, as well as of wooded areas surrounding portions of the site.

- b. Regulatory Impacts Analysis: All regulatory agencies impacted by the proposed project provided comments, concerns and recommendations. These included the New York State Office of Parks and Recreation, Town of Brant, New York State Department of Environmental Conservation, United States Army Corps of Engineers and the New York State Department of State. This information which is detailed in the complete report provides a solid base from which to develop subsequent design phases for the project.

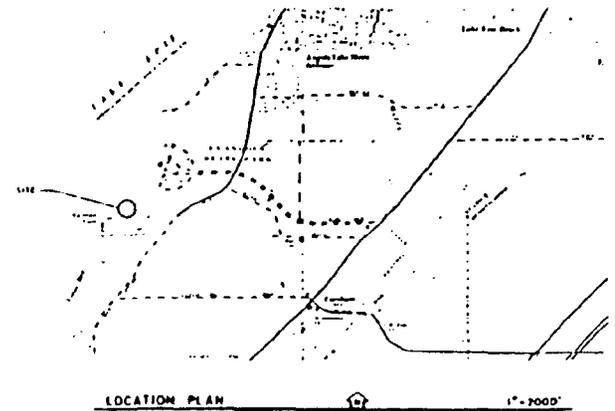
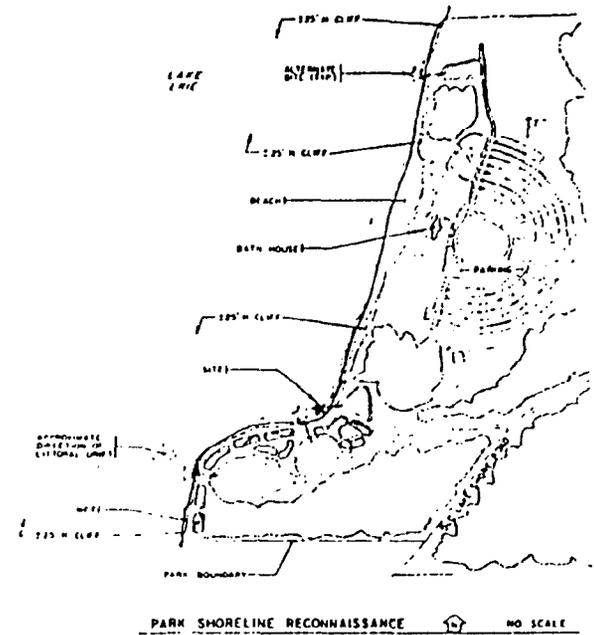
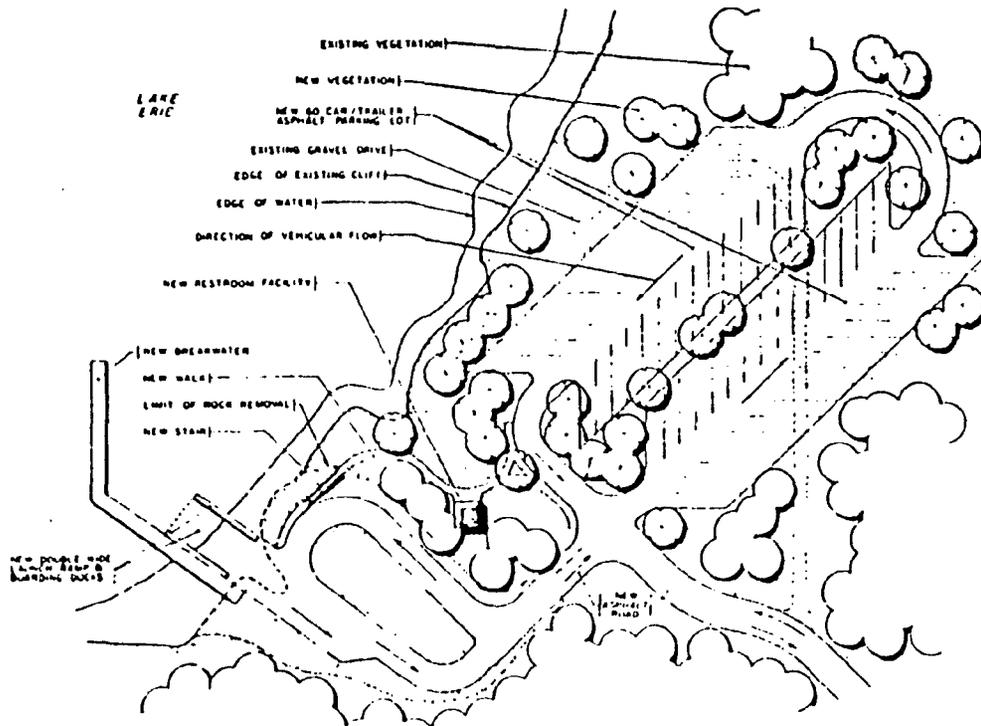
- c. Feasibility of Proposed Boat Launch Site: The information gathered through the site analysis and the regulatory impacts analysis were prioritized by means of economic, land use and environmental opportunities and constraints. These findings are summarized as follows:



LEGEND

● Project Site

<p>LOCAL WATERFRONT REVITALIZATION PROGRAM          ERIE COUNTY DEPARTMENT OF          ENVIRONMENT &amp; PLANNING</p>	<p>MAP 8  <b>PROJECT          LOCATION</b>          TOWN OF BRANT</p>
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EVANGOLA STATE PARK  
TOWN OF BRANT, NEW YORK  
BOAT LAUNCH FACILITY CONCEPTUAL PLAN



WENDEL  
ENGINEERS  
ARCHITECTS  
PLANNERS  
1000 W. 10TH ST. SUITE 200  
BRANTFORD, N.Y. 14035

SEPTEMBER 1, 1985

LOCAL WATERFRONT REVITALIZATION PROGRAM

ERIE COUNTY DEPARTMENT OF  
ENVIRONMENT & PLANNING

April, 1987

MAP 8A  
PROJECT CONCEPT PLAN  
TOWN OF BRANT

- o Evangola State Park offers the required support facilities (i.e. - overnight camping) to enhance a launch facility. Boat launching is consistent with land use and past park planning documents.
  - o Waterside protection (wave action, shoaling, etc.) of in-water facilities will be required.
  - o The facility promotes public access to the Great Lakes fishery, adds needed launch capability along the Lake Erie shoreline, and may provide a retrieval point in the event of storm.
  - o The facility expands the Town of Brant's public access/use of the waterfront in an area already in public ownership.
  - o Significant uplands issues must be resolved - rock/bank removal, drainage, vegetation removal, etc..
- d. Boat Launch Conceptual Plan: (See Map 8A) The boat launch ramp is sited on an area of the shoreline where minimal sand deposition is evident. Extensive earthwork will be required - both topsoil and subsoil, as well as rock excavation. Ample space is provided beyond the top of the ramp with sixty parking spaces designed for use. The ramp is designed at the optimum slope range of 13% to 15% with a bumper constructed at the downhill end of the ramp to prevent backing of trailers off the ramp. Ramp elevations are to be set to facilitate launching at low and high water levels. Boarding docks will also be provided.

Alternatives were discussed in the document that provide some protection for the ramp from wind/wave action. The preferred alternative is a "broken back" breakwater which would be constructed from the shore out to the lake.

Other site improvements include a public restroom facility, lighting and signage and a pedestrian walk which consists of a combination of concrete walk and wood stairs. General landscaping will also be provided with special focus placed on plantings which serve erosion control, wind buffering and scenic viewing.

Prior to project construction, however, more detailed studies will be undertaken to determine, and subsequently avoid, any negative impacts. In

this regard, an evaluation of the protection necessary for boat launching and retrieval will be made, as well as a determination of the project's impact on the adjacent beach. It is understood that adverse impacts to the beach are unacceptable. In addition, the final engineering phase will analyze the feasibility of utilizing the proposed breakwall as a multiple use structure. This would insure its use, not only for protection from wave action, but also an on-shore fishing access point with handicapped accessible features.

- e. Project Implementation: Phasing is not a viable alternative for the construction of this project after additional design work has been completed. All construction work should be completed simultaneously.

A total cost of \$950,000 has been projected based on 1985 cost estimates. Contingencies are computed at 10% of estimated construction costs. Soft costs (legal, administrative costs) are estimated at 20%.