SECTION II - INVENTORY AND ANALYSIS

Planning for appropriate land use and development in the waterfront requires a clear understanding of its existing natural and man-made resources. To this end an inventory and analysis of existing conditions characterizing the Village of Dexter waterfront was undertaken. Problems, issues and opportunities confronting the village's revitalization efforts were thus identified.

PREPARATION OF A LOCAL WATERFRONT INVENTORY

The New York State Coastal Atlas provides, in mapped form (1:24,000) an inventory and analysis of the State's coastal area. The four Coastal Atlas maps covering the Village of Dexter coastal area were reviewed: "Natural Resources Inventory," "Existing Land and Water Uses," "Development Considerations," and "Summary Map." Comparison of these maps with aerial photographs, village tax maps, field survey results and an extensive literature search provided the basis of the detailed local waterfront inventory as well as updated Coastal Atlas maps. The inventory identified locally significant resources, current land and water uses, important economic activities and significant coastal conditions.

Locally Significant Resources. Resources of State and local significance were examined under five categories: natural, community/cultural, aesthetic, historic and infrastructure. Although the inventory was concerned principally within the Dexter waterfront as defined by the NYS Coastal Area boundary, a broader perspective was required within certain resource categories to describe area-wide resources significant to Dexter's waterfront revitalization activities.

1) *Natural Resources*. The foremost waterfront resource is the Black River. With a 1,916 square mile drainage basin, the 112 mile long Black River drops 1580 feet in elevation from its headwaters at North Lake to its mouth at the eastern end of Black River Bay (Lake Ontario). Its last sharp drop in elevation as it passes Fish Islands attracted early settlers seeking water power for sawmills and grist-mills. Over the one-hundred and seventy-two years that followed its first use for mills, the hydraulic power of the Black River has been a vital resource for the village. Today, dams span the river at Fish Islands enabling a small (36,000 KW) hydroelectric generating plant to tap this resource.

With a considerable improvement in water quality during the last decade, the Black River has also become an important fish habitat. Northern pike, smallmouth bass, bullheads, yellow perch, sunfish and rock bass are attracting a growing number of fisherman to the river-banks. The New York State Department of Environmental Conservation has further enhanced the fishery by stocking approximately 523,000 chinook, coho salmon, and steelhead trout over the last four years.

Certain areas of the village waterfront are subject to inundation, creating the potential for damage to land uses within the floodplain. Flood hazard areas have been mapped by the Federal Insurance Administration of the Department of Housing and Urban Development and are delineated on the Coastal Atlas. Those portions of the waterfront affected by flooding include: the mainland areas south of Maynard Avenue, Water Street, Locke Street and Canal Street; and all of Fish Islands. Plate III - "Flood Hazard Areas," illustrates the extent of flooding in the waterfront area.

Black River Bay, although some distance from Dexter's defined coastal boundary, is very important to the village and the region. Here, at the mouth of the river, the Dexter Marsh Wildlife Management Area provides spawning areas for yellow perch, white perch (summer), and northern pike (late Spring); and breeding grounds for numerous species of birds including American bittern, least bittern, Virginia rail, long-billed marsh wren and, probably, black tern. Located on a major American flyway, the Dexter Marsh attracts concentrations of migrating waterfowl during the Fall. Dexter's waterfront provides convenient access for hunting, trapping and fishing in Black River Bay and the associated marshes.

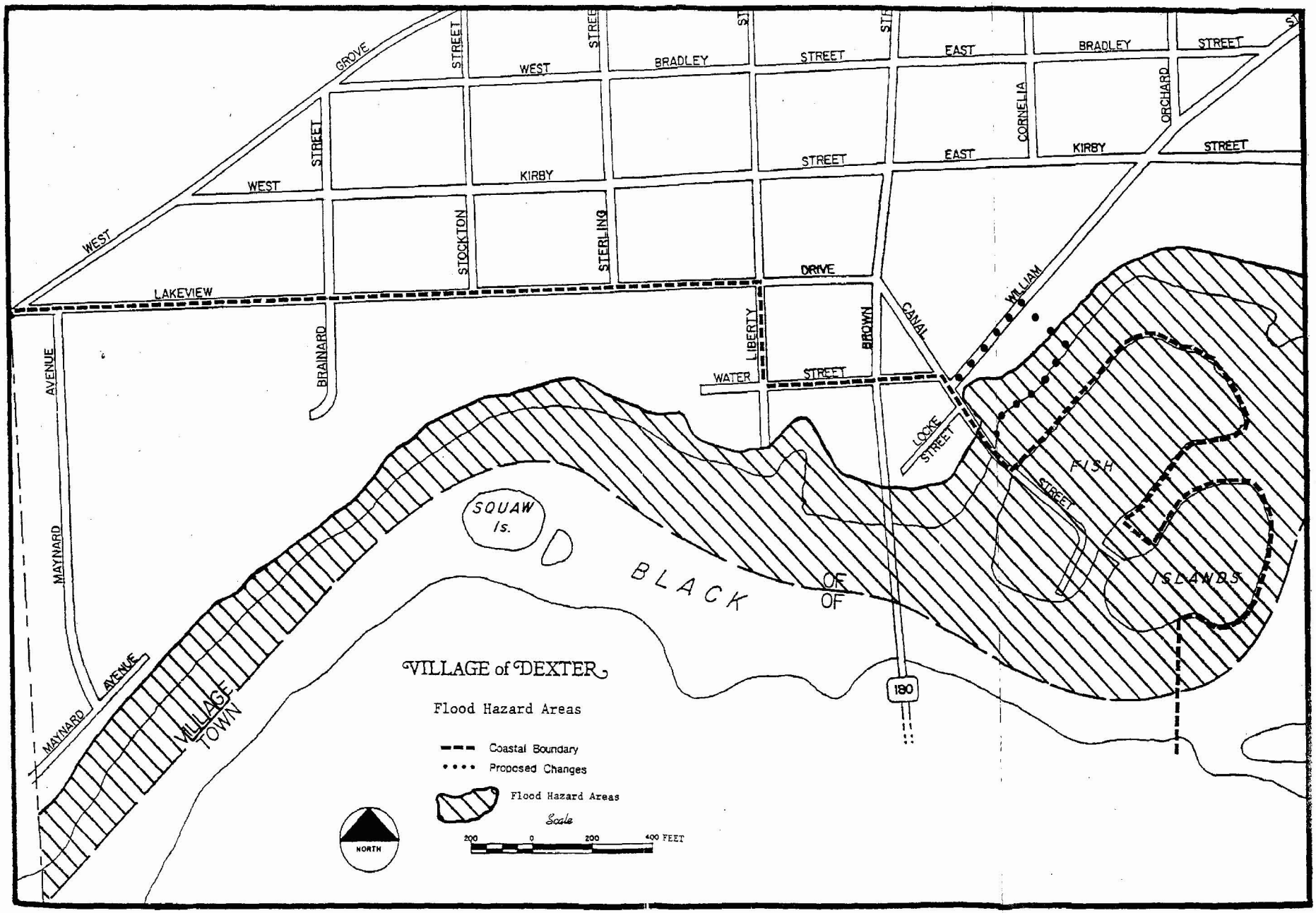
Local bedrock geology, shown on Plate IV, consists of sandstones and varying layers of limestones of marine origin. The most common geologic formations are of the Black River and Trenton groups.

Surficial geologic deposits underlying the village are representative of those resulting from post-glacial lake and meltwater activities. Most common in the waterfront area are silts, clays, beach gravel, gravel wash and sea sands. These deposits are mapped on Plate V.

The topography of the waterfront rises from east to west along the Black River. A dramatic variation in terrain is exhibited to the west of the former Sulphite Mill where slopes exceed 15%. The remaining waterfront areas have slopes generally less than 8%. Slopes for the entire area are illustrated on Plate VI.

Soils in Dexter's waterfront consist of silty clay loams, "cut and fill" and "made lands." Fish Islands, as a result of earlier dredging and excavation activities, is classified as made lands. Cut and fill predominates in the areas south of Canal Street, Water Street and Lakeview Drive. Silty clay loams are found throughout the western portion of the waterfront area. Generalized soil types are shown on Plate VIII.

Vegetation located west of the former Sulphite Mill and on portions of Fish Islands is limited to forest and forest brushland types. Downstream, the extensive 1,200 acre wetlands complex at the east end of the Black River Bay is characterized by a variety of species of wetland vegetation, shrubs and pockets of wooded areas. Vegetation found in the Dexter waterfront is generally illustrated on Plate VIII.


GROVE
STREET
WEST
BRADLEY
STREET
EAST
BRADLEY
STREET
WEST
STREET
KIRBY
STREET
EAST
CORNELIA
KIRBY
ORCHARD
STREET
WEST
STOCKTON
STERLING
DRIVE
LAKEVIEW
WILLIAM
CANAL
LIBERTY
BROWN
BRAINARD
AVENUE
WATER
STREET
LOCKE
STREET
FISH
STREET
SQUAW
Is.
BLACK
OF
OF
ISLANDS
MAYNARD
AVENUE
MAYNARD
VILLAGE
TOWN
180
VILLAGE of DEXTER
Flood Hazard Areas
Coastal Boundary
Proposed Changes
Flood Hazard Areas
Scale
200
0
200
400 FEET
NORTH

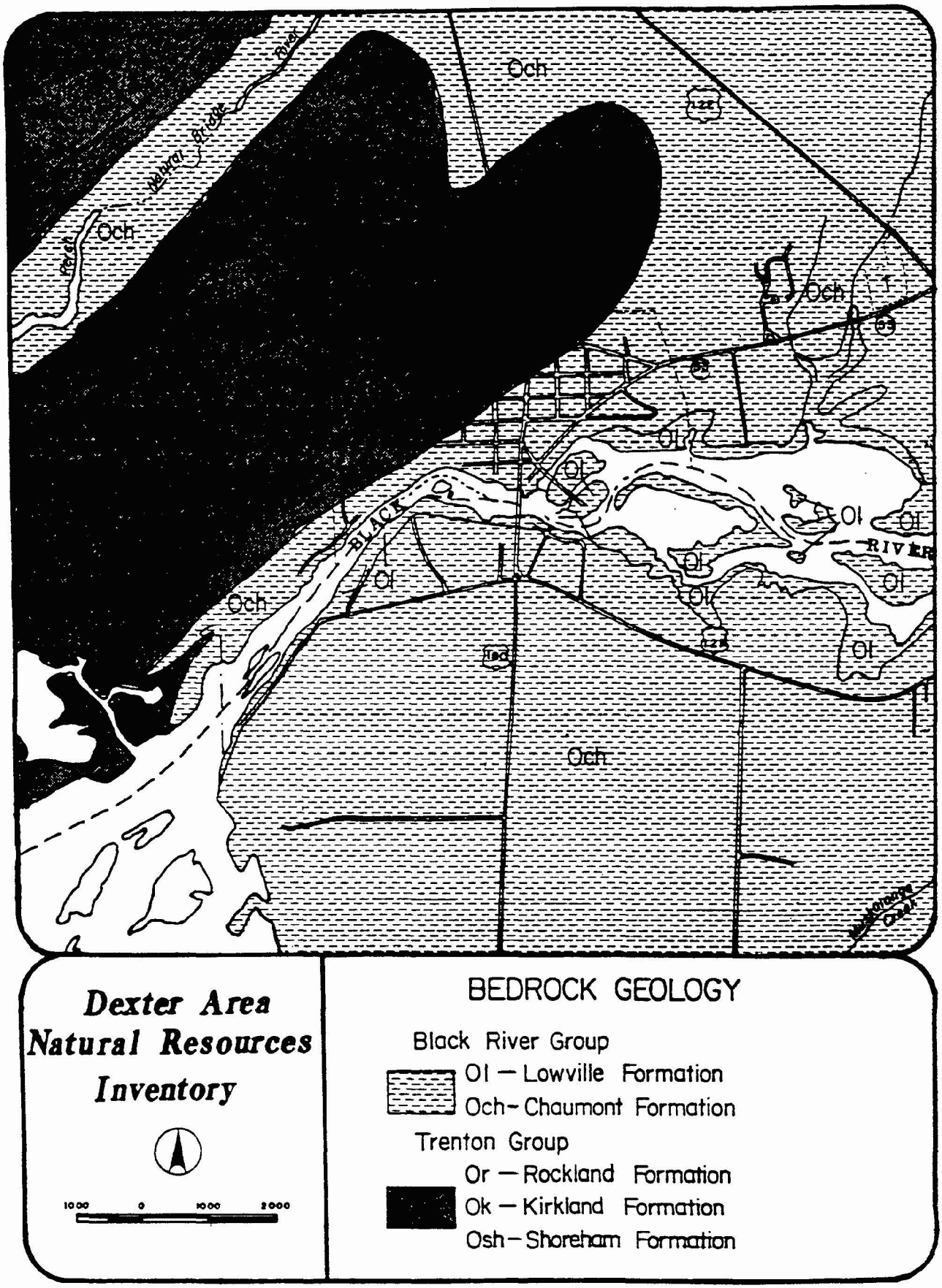
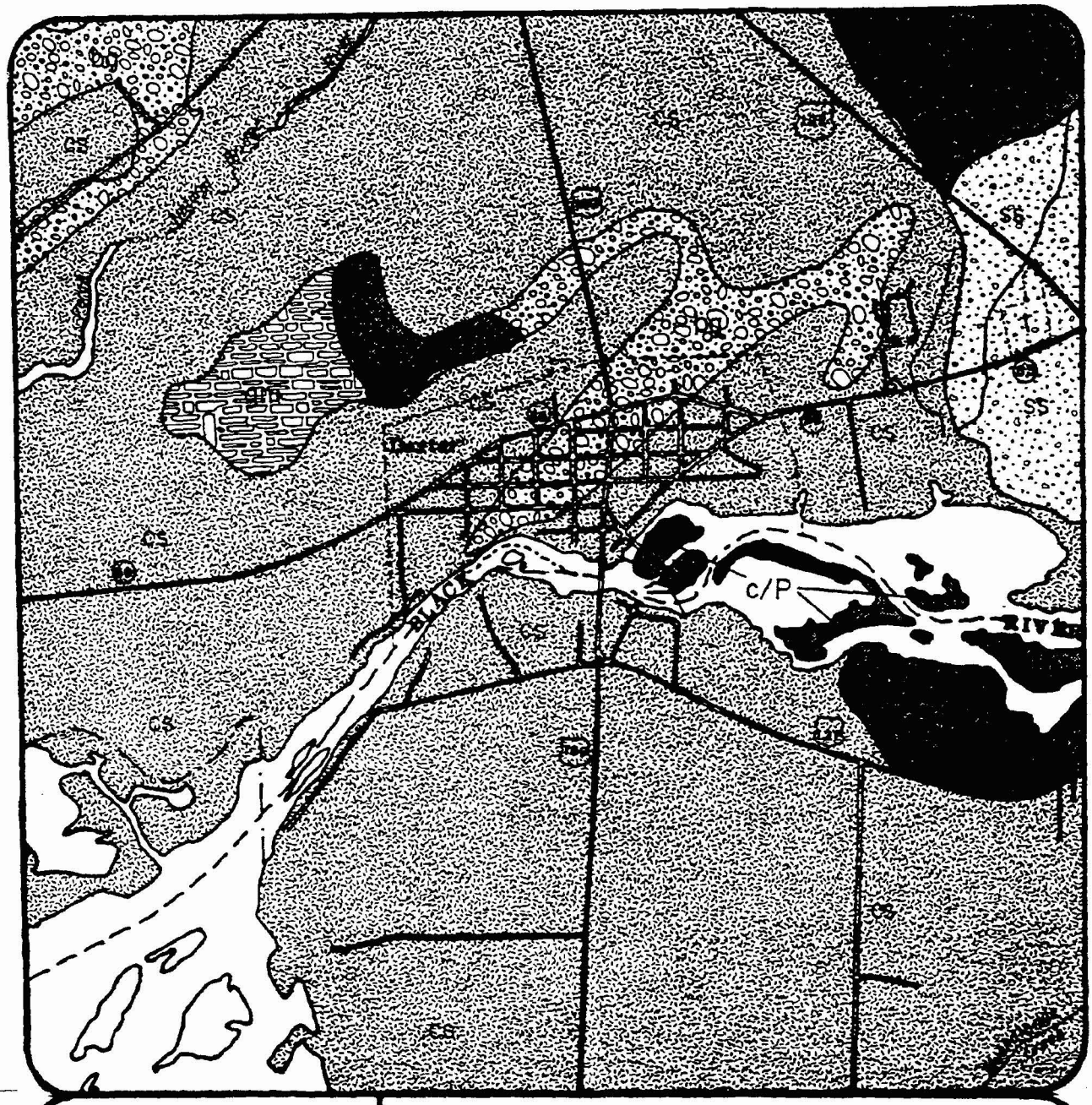

Och
Och
Och
Och
Ol
Ol
Ol
Ol
Ol
Ol
Ol
BLACK
RIVER
Dexter Area
Natural Resources
Inventory
1000
0
1000
2000
BEDROCK GEOLOGY
Black River Group
Ol — Lowville Formation
Och - Chaumont Formation
Trenton Group
Or — Rockland Formation
Ok — Kirkland Formation
Osh - Shoreham Formation

Plate IV



Dexter Area Natural Resources Inventory

SURFICIAL GEOLOGY

- gm – Ground Moraine
- bg – Beach Gravel
- ss – Sand, Silty; Sea and Land
- cs – Clay, Silty; Sea and Land
- c/P – Thin Clay on Paleozoic Rock

Plate V

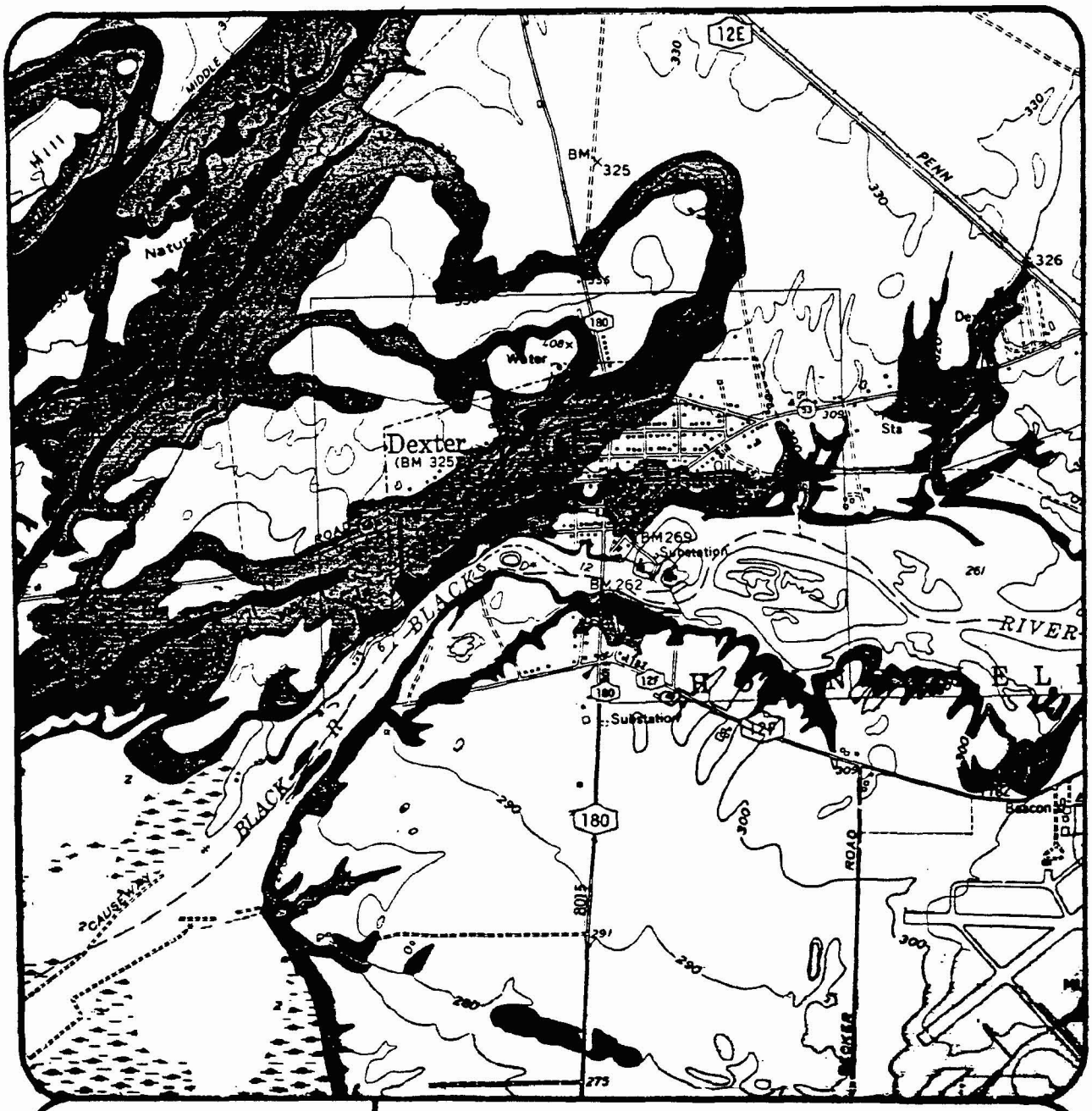

12E
330
PENN
BM 325
326
180
Water
Dexter
(BM 325)
Sta
BM 269
Substation
BM 262
261
RIVER
BLACK R.
Substation
180
300
ROAD
CAUSEWAY
291
290
280
275
Beacon
Dexter Area
Natural Resources
Inventory
1000 0 1000 2000
TOPOGRAPHY
0-8% Slope
8-15% Slope
Over 15% Slope

Plate VI

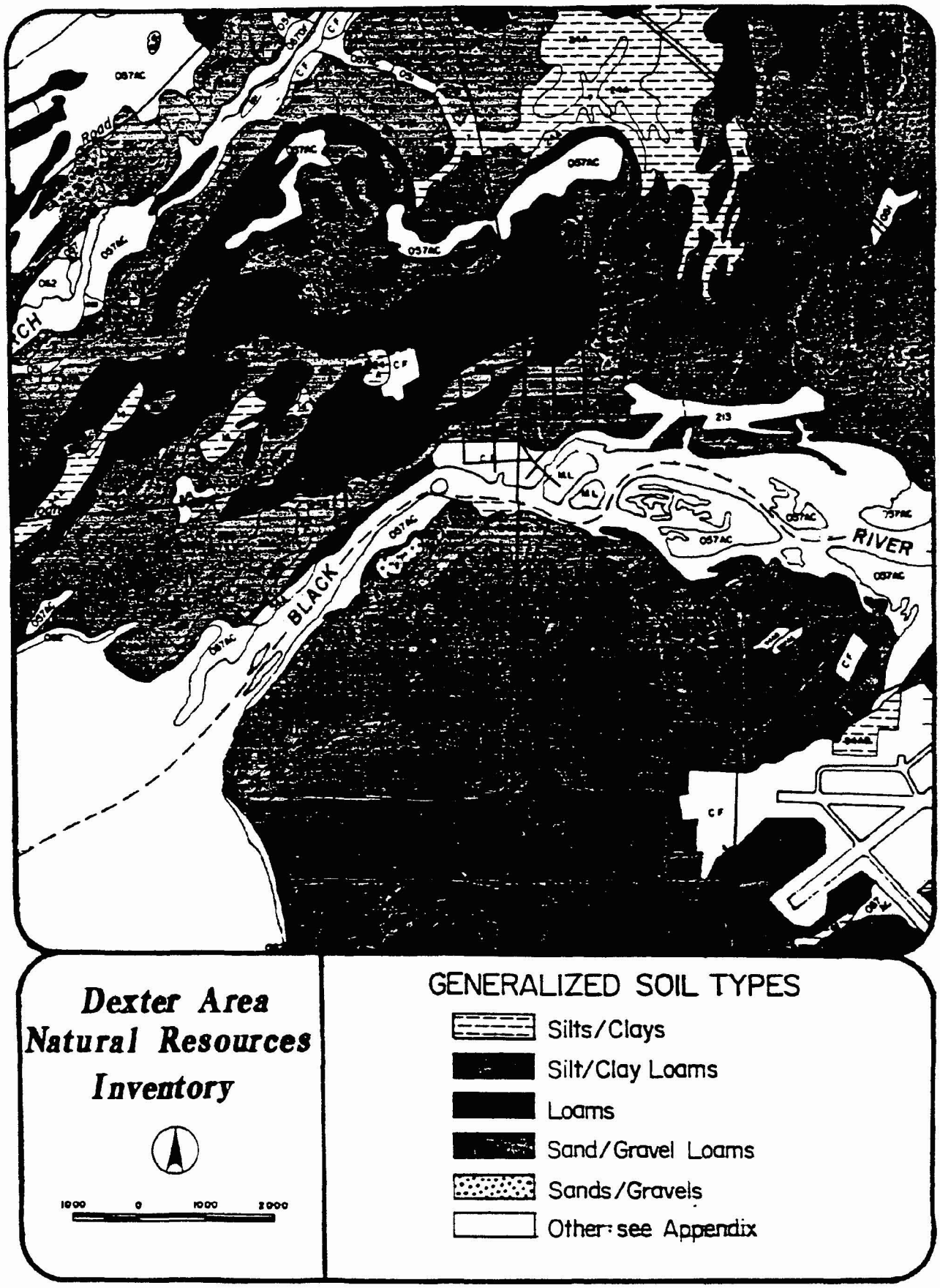

Dexter Area
Natural Resources
Inventory
1000 0 1000 2000
GENERALIZED SOIL TYPES
Silts/Clays
Silt/Clay Loams
Loams
Sand/Gravel Loams
Sands/Gravels
Other: see Appendix
BLACK
RIVER
213
Road
057AC
CF

Plate VII

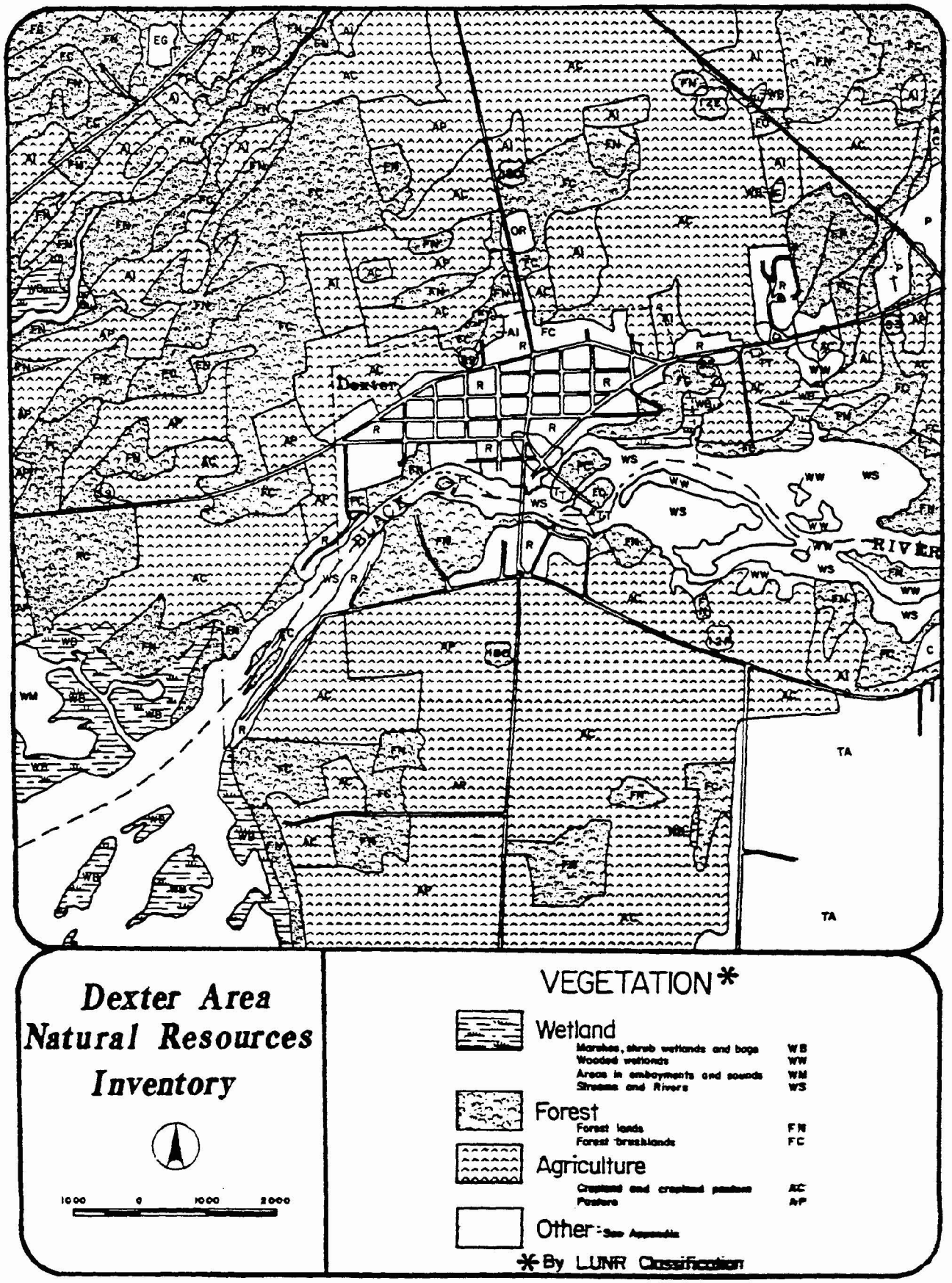

Dexter
BLACK
RIVER
TA
TA
Dexter Area
Natural Resources
Inventory
1000
0
1000
2000
VEGETATION*
Wetland
Marshes, shrub wetlands and bogs WB
Wooded wetlands WW
Areas in embayments and sounds WM
Streams and Rivers WS
Forest
Forest lands FN
Forest brushlands FC
Agriculture
Cropland and cropland pasture AC
Pasture AP
Other: See Appendix
*By LUNR Classification

Plate VIII

2) *Community/Cultural Resources*. Housing the Dexter Volunteer Fire Department and municipal offices, the Municipal Building on Locke Street hosts an almost continuous progression of community events, educational programs and cultural functions including: senior citizen activities, special classes, public meetings and similar community events. The village's commercial core contains the main concentration of business establishments. Included are two small restaurants, three taverns and a small number of commercial retail shops.

Plate IX, "Village Owned Properties and Facilities" illustrates the extent and distribution of village-owned property and existing facilities within the waterfront area. Although much of this property is vacant or undeveloped, it nevertheless adds substantially to the community/cultural resource base. Existing facilities shown on Plate IX include: the Municipal Building; village maintenance building and parking lot adjacent to Locke Street; a village parking lot south of Water Street; one dual and one single boat launch, with parking; and the village's sewage treatment plant southwest of Liberty Street.

3) *Historic Resources*. Architecturally, there are very few buildings of any significance in Dexter. Most of the older structures in the waterfront area are extremely vernacular, with some Italianate detailing. In addition, most of the old buildings have been greatly remodeled without respect for the original architectural fabric. Two structures in the village center have some historical significance, however. On Locke Street behind the village maintenance building is the former village jail, dating from ca. 1825. On the east side of William Street is what was once the Mattison Hotel, built in 1841. Though somewhat altered, it is the last of a number of buildings which once housed tourists.

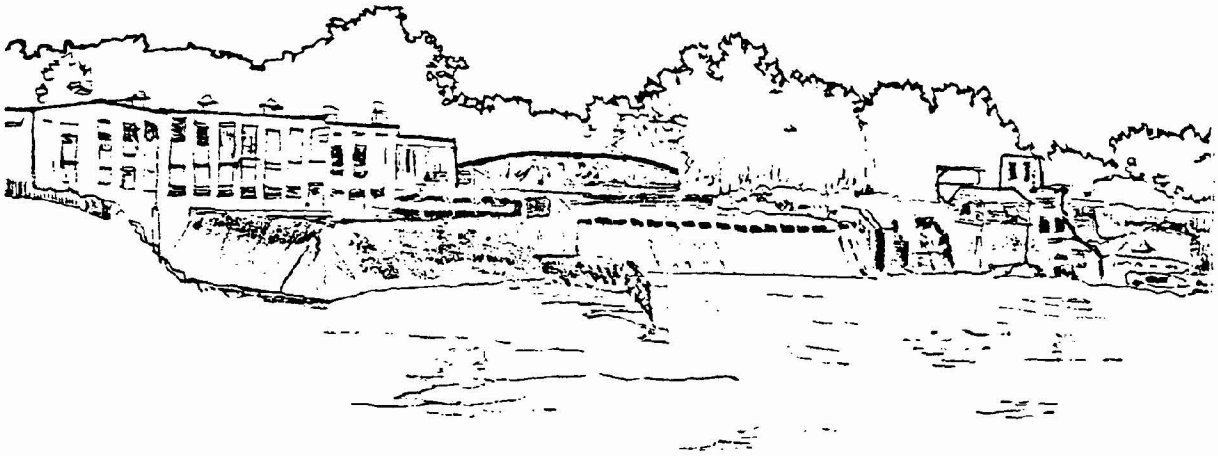
Other locally important historic resources are few. The old canal is buried, the locks and railroad are gone, and only a few vestiges of Dexter's historic waterfront can be seen among the rubble of the old mills. Archaeological resources have been disturbed and buried by the mill building demolitions decades ago. Much of the waterfront has been filled and altered in recent years in an effort to clean up the dangerous mill rubble and provide vehicular access to the waterfront. Significant archaeological resources are likely to exist in the few undisturbed areas of the waterfront, and archaeological site location maps from the NYS Division for Historic Preservation, OPR&HP, substantiate this. Given the topographical constraints of these remaining areas, however, it is unlikely that much prehistoric evidence of settlements will be found.

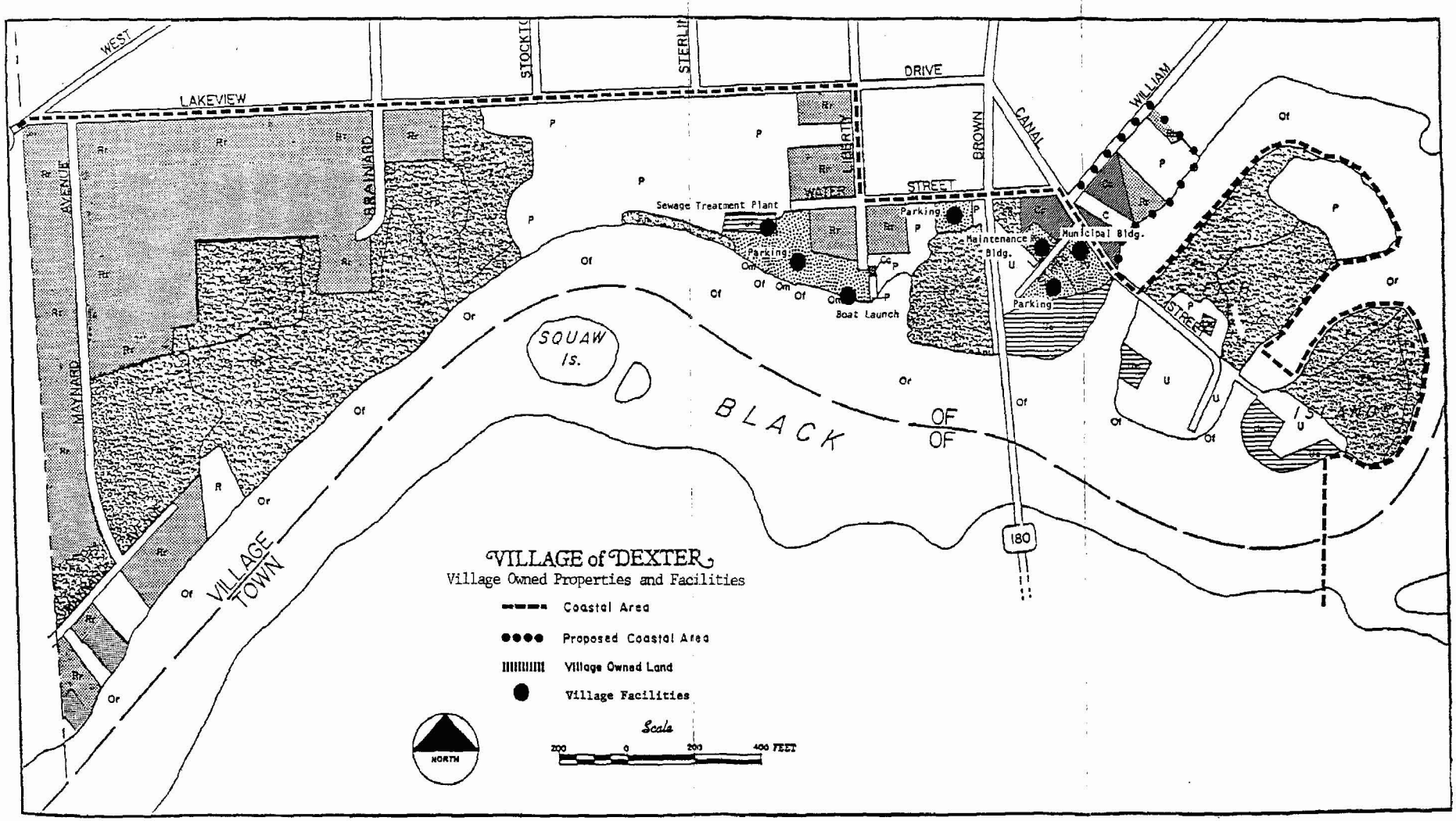
4) *Scenic Resources*. A broad and diverse panorama of the Dexter waterfront unfolds to the motorist heading north across the Black River on the NY Route 180 bridge. Ruins of former mills, heavy overgrowth of trees and brush, an existing dock and boat launches, the rear of structures in the village core and two hydroelectric

dams fill the foreground along the river. Climbing in elevation behind the waterfront, residential areas of the village provide a backdrop to complete the panoramic view.

The problems and opportunities of Dexter's waterfront can, in large measure, be quickly grasped from this vantage point. To the traveler on NY Route 180 (a link in the Seaway Trail), this sweeping view of the Black River and the village could provide a memorable impression of a coastal setting. The potential for enhancement of such a wide and interesting vista is tremendous.

Views upstream from the Fish Islands invite the onlooker to the expanse of calm waters impounded behind the three dams which link the islands to the north and south banks of the river. The heavily vegetated, natural setting of the impoundment is striking. Views downstream from both the village boat launch and the point of land abutting the west side of the NY Route 180 bridge are likewise inviting. Here, Squaw Island and the steeply rising lands along the northern riverbanks are the principal attractions.




WEST
LAKEVIEW
AVENUE
MAYNARD
BRAINARD
STOCKTON
STERLING
DRIVE
LIBERTY
BROWN
CANAL
WILLIAM
WATER
STREET
Sewage Treatment Plant
Parking
Maintenance Bldg.
Municipal Bldg.
Boat Launch
SQUAW Is.
BLACK
VILLAGE
TOWN
180
VILLAGE of DEXTER
Village Owned Properties and Facilities
Coastal Area
Proposed Coastal Area
Village Owned Land
Village Facilities
Scale
200 0 200 400 FEET
NORTH

5) *Infrastructure.* The Village of Dexter's municipal water system draws its supply from three deeprock wells (approximately 200 feet deep). The water is softened and chlorinated prior to distribution through six, eight and ten inch mains. In order to improve water quality and allow for future expansion of the system, the village has acquired a fourth well in the hamlet of Limerick.

With the exception of Fish Islands and a few dwellings in the southwesterly portion of the village along Maynard Avenue, the entire waterfront is served by sanitary sewers. Sewage is treated at a secondary treatment plant built in 1972 west of Water and Liberty Streets. The plant has a capacity of 100,000 gallons per day and operates, on average, at about seventy-five percent of its capacity.

The transportation system serving the Village of Dexter includes a network of local, county, state and interstate roads and an international airport. Plate X illustrates this transportation network. Regional transportation serving the area includes Interstate 81 (seven miles to the east), the Watertown International Airport (one mile to the east) and rail services in Watertown (ten miles to the east).

NY Route 180 is the only major highway passing through the village. It provides a direct linkage to NY Routes 12E and 3 (south of the village) and to NY Routes 12E and 12 (north of the village). County Routes 53 and 59 serve as local collector roads and provide access to the Village of Brownville and Pillar Point. The remaining streets in the village carry relatively low volumes of local traffic.

Current Land and Water Uses. Analysis of the Dexter waterfront area indicated five principal categories of land use: residential, commercial, transportation/utilities/communications, public/semi-public and vacant. Plate XI entitled "Village of Dexter - Existing Land and Water Uses," shows their extent and distribution.

1) *Residential.* Although nearly three-quarters of the village as a whole falls in the residential category, residential land use in the waterfront is limited to about one-tenth of its total area. Single family homes are found to the west of the former Sulphite Mill on Brainard Street, Maynard Avenue and along the south side of Lakeview Drive. A few other homes are located to the east of the mill property at the intersection of Liberty and Water Streets. Several multi-family residences are situated in the Village core area along Canal and William Streets.

2) *Commercial.* With the exception of a small bait and tackle shop next to the village boat launch, all of the commercial waterfront land uses occur near the intersection of Canal and William Streets which traditionally provided a focal point for the village. Three taverns (one currently vacant and one just outside the coastal area boundary), a liquor store, a barber shop, a wood stove retail store, a general store with a snack bar, a laundromat, a coffee shop and a T.V. repair shop comprise the core's commercial facilities.

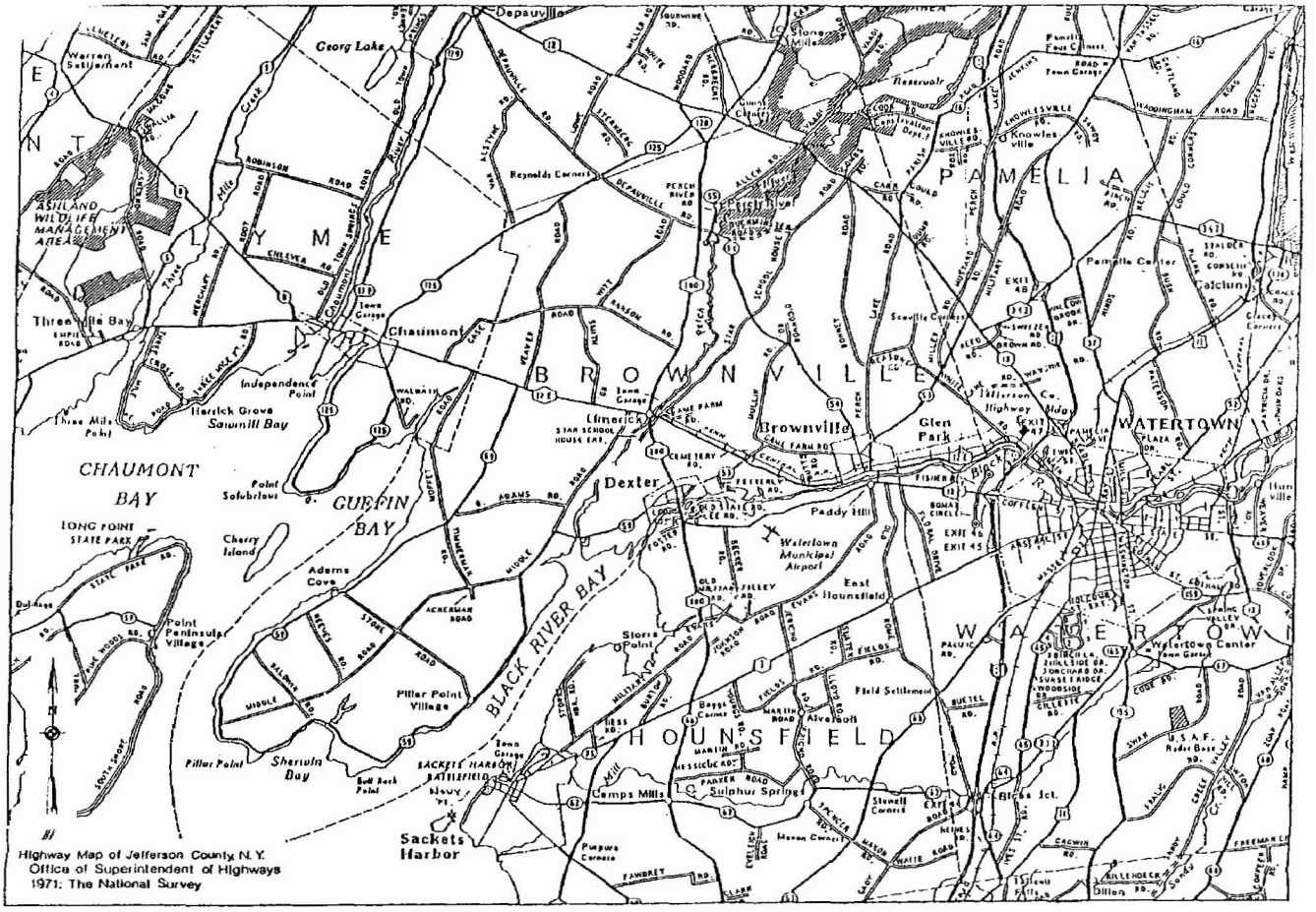
3) *Transportation/Utilities/Communications*. Plate XI shows, in addition to the principal streets serving the waterfront, two important land uses in the "utilities" category. The first, involving facilities for production of hydroelectric power, the Hydro Development Group Incorporated, occupies the southernmost portions of the village core and the largest Fish Island, the entire smaller island and, includes the three dams spanning the Black River. Sewage treatment facilities for the village are the second. These are found on the south side of Water Street adjacent to the boat launch parking area.

4) *Public/Semi-Public*. Only a few public land uses are currently found in the waterfront. Foremost are the municipal buildings (fire department and village offices), its parking lot, and the DPW garage located in the core between the commercial uses and part of the hydroelectric facilities. West of the NY Route 190 bridge to the south of Water Street, public lands uses include a small municipal parking lot opposite the Key Bank Building, the existing twin boat launch ramps, one hundred feet of dock, boat launch parking and public restrooms. Part of the former Sulphite Mill site is used for stockpiling sand used on the village streets during the winter.

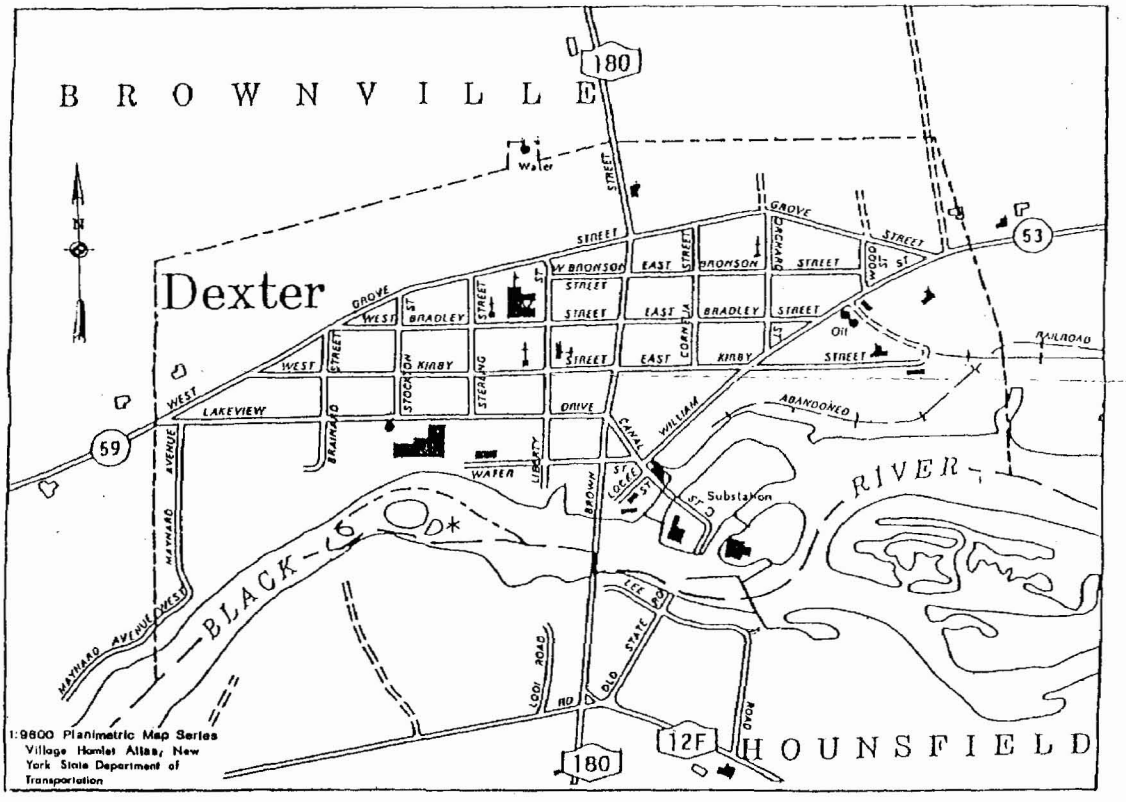
5) *Vacant*. Comprising more than one-half of Dexter's waterfront, vacant land is by far the most prevalent category. Plate XI illustrates the extent of vacant land, including areas classified as forest or forest brushland. Pulp and paper mills once occupied extensive areas in Dexter along the Black River. Abandonment and demolition of most of the mills since the middle of this century has resulted in vast areas of vacant, deteriorated waterfront coming under village ownership or, in certain cases, being acquired by adjoining residential land owners.

The largest block of vacant land is located generally along the river west of Liberty Street and south of Lakeview Drive. Several abandoned, crumbling structures of the former Dexter Sulphite Pulp and Paper Company still stand in the center of this area surrounded by extensive wooded area to the west and brush-covered vacant land to the south and east. Further east, along the west side of the NY Route 180 bridge is another village property. Here, a heavily wooded point of land south of and surrounding the parking lot opposite the Key Bank building, separates the boat launch area from the State highway. To the east of the NY Route 180 Bridge is a vacant parcel owned by the Hydro Development Group Inc.

East of the village core, the Fish Islands are similarly characterized as covered with forest or forest brushland and with the exception of the hydroelectric generation facilities, are mostly vacant. Formerly occupied by the Frontenac and the St. Lawrence pulp and paper mills, Fish Islands today are largely devoid of structures and active land use.



Transportation Network



Important Current or Potential Economic Activities. The Hydro Development Group's hydroelectric generation facilities constitute one of the community's more significant economic activities in the waterfront. The facilities were originally built to supply pulp and paper mills with power. Today, they are still important, tapping the river as a renewable energy resource for hydroelectricity. As a stable contributor to the village's tax base and as a local employer, the firm benefits the area economy as well as the State's overall energy picture. With roughly one-third of maximum capacity developed at present, expansion of hydroelectric production could be an important future economic activity in the waterfront.

Current fishing activities in Dexter's waterfront have been greatly enhanced by DEC's stocking of salmon and steelhead trout in the Black River below the dams. The sport fishery now developing could bring considerable economic benefits to the community through a seasonal influx of fishermen and spectators drawn by the Fall and Spring spawning runs of these fish. Installation of a fish ladder, between the Fish Islands (planned for the Summer of 1984) will allow salmonids to pass upstream beyond the dams, thus extending the fishery to Brownville. Additional demand for access to upstream areas is expected to foster further economic activity on the Fish Islands and the village core.

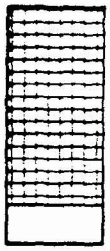
Redevelopment of the former Sulphite Mill is perhaps the most important proposed economic activity in the waterfront and the community as a whole. With the assistance of the Jefferson County Industrial Development Agency (JCIDA), the Frontier Housing Corporation in Dexter and the Technical Assistance Center in Plattsburgh, $1.5 million in federal grants are being secured to renovate and reuse the main structure of the old mill. Once refurbished, this structure would be used as an "incubator building" to foster the development of new business enterprises. Subsequent economic benefits to the village, by way of local employment opportunities and increases in its tax base, are forecast to be considerable.

Commercial establishments in the village core currently provide many of the needed local services. As the attraction of anglers, tourists and businesses in the "incubator building" increase, the development of new commercial facilities can be expected along with a strengthening and possible expansion of existing business activities. Additions to the tax base, a small number of new jobs and a better diversification of local business services are potential economic benefits.

Significant Coastal Conditions. Preceding sections of the inventory identified conditions characterizing the Village of Dexter coastal area. In summary, the significant coastal conditions are listed below:

(1) extensive vacant and deteriorated waterfront areas, substantial portions of which are held in public ownership;
(2) important natural resources along and accessible from the waterfront, including fish and wildlife, significant habitats, and the Black River itself for its hydraulic power and recreational activities;
(3) significant vistas of the waterfront and of the river from the waterfront which enhance the viewer's experience of the coastal setting;

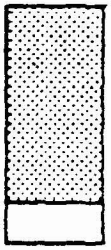
Agriculture



Ac - Cropland
Ap - Pasture
Ax - Other Agriculture

A - Inactive

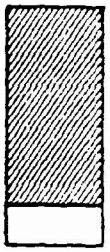
Residential



Rr - 1 & 2 Family
Rm - 3 or More (Multi-family)

R - Vacant

Commercial



Cc - Retail Trade
Cr - Recreational
Co - Office & Non Retail
Cx - Other Commercial

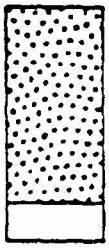
C - Vacant

Industrial/Extractive

Il - Light
Ih - Heavy
Is - Industrial Storage
Ix - Other Industrial
Es - Stone Quarries
Eg - Sand & Gravel Pits
Ex - Other Mining

I/E - Vacant

Public/Semi-Public



Pg - Government Services
Pe - Educational
Pr - Recreational
Ps - Semi-Public

P - Vacant

Transportation/Utilities & Communications

Ta - Airports
Tr - Railways
Tw - Water Transport
Tx - Other Transportation
Ue - Electric Gen./Dist.
Ug - Gas & Oil Transmission
Us - Water Treatment
Ur - Solid Waste Management
Ux - Other

T/U - Vacant

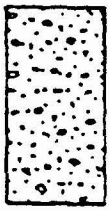
Forest

Fn - Forest
Fb - Forest Brushland
Fp - Forest Plantation

Wetlands

Wp - Public/Recreational
Wx - Other

Non-Productive Lands



Ns - Sand & Beach
Nr - Exposed Rock Cliffs

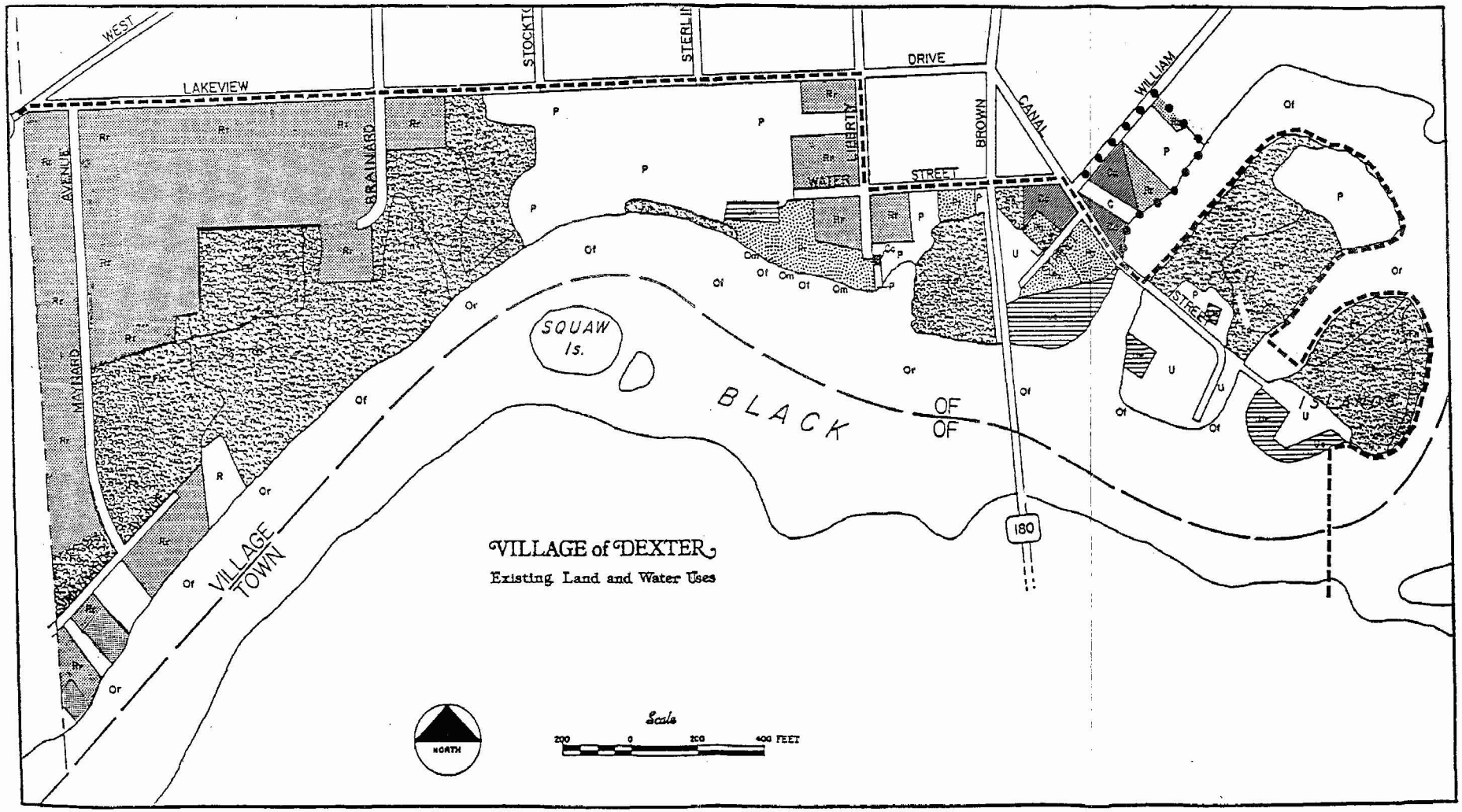

WEST
LAKEVIEW
STOCKTON
STEELE
DRIVE
WILLIAM
BRAINARD
LIBERTY
BROWN
CANAL
WATER
STREET
AVENUE
MAYNARD
SQUAW
Is.
BLACK
VILLAGE
TOWN
180
VILLAGE of DEXTER
Existing Land and Water Uses
NORTH
Scale
200 0 200 400 FEET

Plate XI

(4) growing demand for access to and recreational use of the Black River and Black River Bay for fishing, boating and hunting and available public lands to provide such access; and,

(5) significant economic development opportunities for the waterfront through expansion of hydroelectric generation facilities, a maturing salmonid sport fishery, renovation of the former Sulphite Mill and revitalization, expansion and further development of commercial establishments in the village core.

ANALYSIS OF LOCAL WATERFRONT CONDITIONS

The inventory of Dexter's waterfront provided a basis for analyzing local waterfront conditions, including problems, issues and opportunities. Local circumstances were analyzed under two broad categories - land use conditions and development considerations.

Land Use Conditions. Existing land uses in the Dexter coastal area were evaluated and classified according to the prevalence of: (1) deteriorated and underutilized, (2) important but threatened, and (3) stable conditions. Plate XII, entitled "Village of Dexter - Land Use Conditions," shows the deteriorated and underutilized areas (by number), and the important but threatened areas (by letter). The remaining waterfront areas on this plate are indicated as stable.

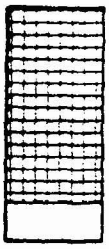
1) *Deteriorated and Underutilized Areas.* Deteriorated and underutilized waterfront areas are those where the effect of a steady exodus over time has left them abandoned, deteriorated and often underutilized. Four principal deteriorated and underutilized waterfront areas were identified:

(Area 1) Fish Islands
(Area 2) William Street
(Area 3) Point of Land Abutting NY Route 180
(Area 4) Site of the former Dexter Sulphite Pulp and Paper Mill

(Area 1) - Fish Islands. Fish Islands, originally a single island, provided a strategic "stepping stone" for dams and, later, bridges spanning the Black River at its last drop in elevation before entering Black River Bay. Although the first dams were wooden structures and subject to washing out, later dams were more substantial.

In the mid 1800's, the Frontenac Paper Company and the St. Lawrence Pulp and Paper Company established mills on these islands using hydroelectric power from the dams. By 1949, however, both mills had ceased operations. After a fire nearly destroyed the buildings in 1950, Raymond Frank bought the property to operate a small hydroelectric generation plant amidst the ruins.

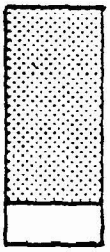
Agriculture



Ac - Cropland
Ap - Pasture
Ax - Other Agriculture

A - Inactive

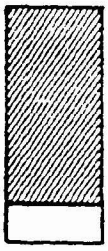
Residential



Rr - 1 & 2 Family
Rm - 3 or More (Multi-family)

R - Vacant

Commercial



Cc - Retail Trade
Cr - Recreational
Co - Office & Non Retail
Cx - Other Commercial

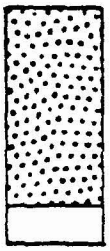
C - Vacant

Industrial/Extractive

Il - Light
Ih - Heavy
Is - Industrial Storage
Ix - Other Industrial
Es - Stone Quarries
Eg - Sand & Gravel Pits
Ex - Other Mining

I/E - Vacant

Public/Semi-Public



Pg - Government Services
Pe - Educational
Pr - Recreational
Ps - Semi-Public

P - Vacant

Transportation/Utilities & Communications

Ta - Airports
Tr - Railways
Tw - Water Transport
Tx - Other Transportation
Ue - Electric Gen./Dist.
Ug - Gas & Oil Transmission
Us - Water Treatment
Ur - Solid Waste Management
Ux - Other

T/U - Vacant

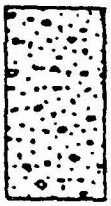
Forest

Fn - Forest
Fb - Forest Brushland
Fp - Forest Plantation

Wetlands

Wp - Public/Recreational
Wx - Other

Non-Productive Lands



Ns - Sand & Beach
Nr - Exposed Rock Cliffs

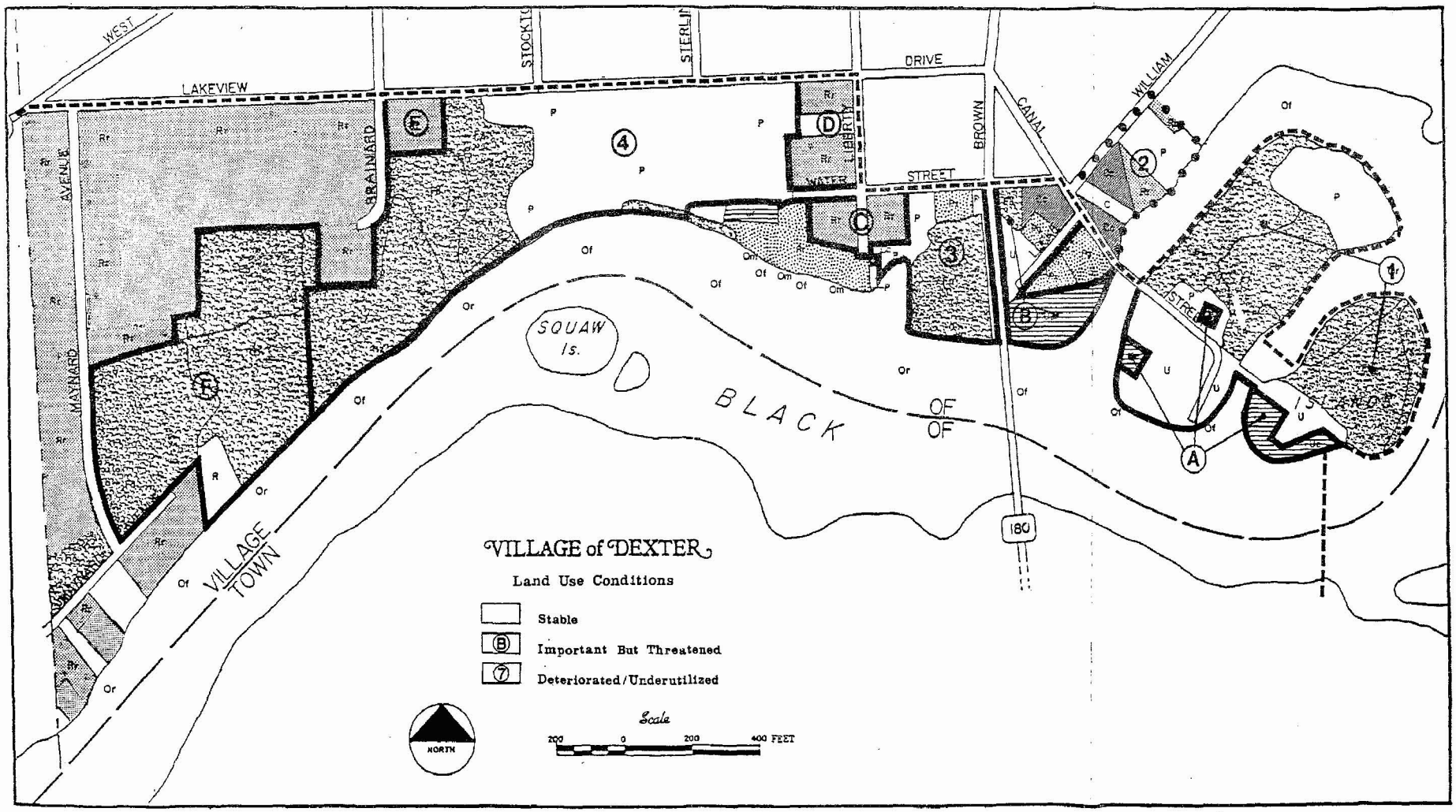

WEST
LAKEVIEW
STOCKTON
STERLING
DRIVE
WILLIAM
LIBERTY
BROWN
CANAL
STREET
MAYNARD
AVENUE
BRAINARD
SQUAW
Is.
BLACK
OF
OF
VILLAGE
TOWN
180
VILLAGE of DEXTER
Land Use Conditions
Stable
Important But Threatened
Deteriorated/Underutilized
NORTH
Scale
200 0 200 400 FEET

Plate XII

Two bridges carried the former NY Route 179 from the southern banks of the river to the islands and from the islands to the north side of the river. With the construction of a new single span bridge for NY Route 180 further to the west, the southerly span to Fish Islands was removed.

Currently, Fish Islands are accessible only from the northern span, the Canal Street Bridge. The Hydro Development Group Incorporated owns and operates the hydroelectric generation facilities located on the southerly portions of both islands. Vacant property north of Canal Street on the larger island is owned by the village. The land is overgrown with vegetation and strewn with rubble. Nevertheless, its close proximity to the village core, its control by the municipality and its potential for providing access to the reaches of the Black River upstream from the dams cause this portion of the Fish Islands to be especially appropriate for public access and recreation.

Stocking of salmonids in the Black River by the NYS Department of Environmental Conservation (DEC) has already attracted numerous fishermen to the southerly end of Fish Islands. Construction of a fish ladder at the middle dam between the two islands was stipulated by DEC in the Hydro Development Group's operating permit. When completed, spawning salmon will be able to pass upstream above the dams. The resultant demand for public access will focus even greater attention on the village's holdings on the larger of the two Fish Islands.

The smaller island (owned entirely by the Hydro Development Group, Inc.) is largely undeveloped and overgrown with forest and forest brushland. Its openness, location on the river and proximity to the hydroelectric facilities could be attractive to water-dependent utility storage.

(Area 2) - William Street. Along the east side of William Street in the village core, the mixed commercial and multi-family residential land uses occupy buildings which vary widely in structural condition. Some of the structures are seriously deteriorated. Others are partly or wholly vacant. Separating the structures in this area from single-family residences located to the northeast (beyond the coastal area boundary) is village owned vacant land.

(Area 3) - Point of Land Abutting NY Route 180. When the new bridge was constructed, its single span carried NY Route 180 from the high southern side of the river to a lower point of land jutting into the river on the northern side just west of the village core. A deep drainage swale that passes under the highway through a large culvert served to cut the point off from the village. Access to the point must either follow the State right-of-way across the top of this culvert or cross the drainage swale. Isolated in this manner, the point has remained undeveloped and heavily covered with vegetation. Its proximity to the village core, an existing parking lot to the north of the swale on the south side of Water Street, access to a small cove into which the drainage swale empties and a splendid vista of the river downstream invite a recreational use of this area.

Its visibility to motorists entering the village from the south across the bridge could contribute significantly to the community's waterfront character.

(Area 4) - Site of the former Dexter Sulphite Pulp and Paper Company. Referred to locally as the old Sulphite Mill site, this area constitutes the largest single area of deteriorated and underutilized waterfront in the village's waterfront. First established in 1889, the mill expanded to a total of sixteen buildings with operations contributing significantly to the local economic base during the first three decades of this century. However, competition from other paper mills, transportation costs and changing pulp and paper markets doomed the mill. The site and its mass of structures were eventually abandoned after it ceased operation in 1942. Still later, many of the mill structures were dynamited to salvage steel.

Today only the crumbling hulks of the bag factory/screen room and the sulphur burning building remain standing in the northern portion of the site near Lakeview Drive. The rest of the property is strewn with rubble, overgrown with vegetation and unused. Recent engineering studies have confirmed the structural soundness of the three level bag factory/screen room building and determined its potential for renovation. The sloping topography of the site would afford at-grade access to each level in the structure. Presently under village ownership, the site's openness, accessibility from Lakeview Drive and Water Street, existing infrastructure, and shoreline location all favor redevelopment in general and water dependent industrial uses in particular.

2) *Important but Threatened Areas*. Land uses categorized as important but threatened are those requiring specific local attention, programs and solutions to stabilize existing conditions as well as to provide protection from the impacts of future development involving nearby vacant or underutilized properties. Public and private reinvestment in such uses, and where appropriate, regulatory devices will assure their continued stability and vitality. Six areas of important but threatened land uses were identified in Dexter's waterfront area. With their specific locations alphabetically keyed to Plate XII they are:

(Area A) Hydro Development Group Incorporated
(Area B) Village Core South of Canal Street
(Area C) Southern Segment of Liberty Street
(Area D) West of Liberty Street
(Area E) Corner of Brainard Street and Lakeview Drive
(Area F) Southwest of the former Sulphite Mill.

(Area A) - Hydro Development Group Incorporated holdings on Fish Islands. As the village's only industry, the Hydro Corporation

has reinvested considerable capital in its hydroelectric generating facilities since it acquired its holdings in 1978. Nevertheless, the structures and grounds still reflect a degree of obsolescence and deterioration. The threats to this area relate to the growing demand for public access for salmon fishing. The southern portion of Fish Islands, owned by the hydro firm, has attracted numerous fishermen during the Fall salmon runs. Construction of the fish ladder will increase the demand for public access in this area. In order to ensure safe public access to the river while controlling the impacts on private property, a close working relationship between village officials and the Hydro Corporation will be necessary.

(Area B) - Village core south of Canal Street. The mixed public and private uses in this portion of Dexter's waterfront have experienced a decline in vitality since the construction of the NY Route 180 bridge. Traffic which previously passed through the core now bypasses it along its western side. Although few of the structures here are severely deteriorated, the lack of capital reinvestment in the aging buildings and the unsightly condition of the riverbank threaten the core area's already diminished vitality. Public and private reinvestment through facade renovation programs, shoreline clean-up, landscaping and vegetative screening is needed to enhance the waterfront character of the village core.

(Area C) - Southern segment of Liberty Street. Residences situated to the north of the village's boat launching facilities are threatened by the impacts associated with the increasing demand for public access to the river. These impacts include increased traffic flows, exposure due to the lack of vegetative screening and overflow parking on the streets. Additional plantings and increased parking capacity near the boat launch are needed to mitigate most of the impacts.

(Area D) - West of Liberty Street. The deteriorated condition of the former Sulphite Mill site and increased activity at the boat launch facilities threaten residences in this area by determing private reinvestment and depressing property values. Public and private reinvestment through redevelopment of the mill site, landscaping and the use of vegetative buffers will assure its continued stability and vitality as a residential neighborhood.

(Area E) - Corner of Brainard Street and Lakeview Drive. This area is similarly impacted by the deteriorated condition of the former mill. Again, redevelopment of the mill site will help to stabilize property values and encourage private reinvestment in the area's residential structures.

(Area F) - Southwest of the former Sulphite Mill. Lying between the former mill and Maynard Avenue, this forested tract, with some vacant lots, is the largest undeveloped coastal area in the village.

Extensive development here may foreclose other waterfront opportunities and jeopardize the effects of vegetative screening and open space afforded by the wooded area.

3) *Stable Areas*. All remaining areas of Dexter's waterfront were classified as stable. Although stability is a relative term for comparison with deteriorated or underutilized and important but threatened areas, stable areas were generally characterized by viable existing land uses, negligible deterioration and the absence of imminent or predictable threats from potential development. Conditions which would cause or accelerate obsolescence and blight were limited or non-existent.

Development Considerations. Development considerations for the Dexter waterfront were evaluated and classified under two groups: (1) natural resources; and, (2) man-made resources.

1) *Natural Resources*. The natural resources within Dexter's coastal area represent some of the village's greatest assets for waterfront revitalization. On the other hand, such resources may embody development liabilities. Thus, their role and proper use must be considered carefully in undertaking public or private development activities. Predominant natural resource concerns for new development in the village's waterfront include:

A) Water Quality
B) Flood Hazard Areas
C) Soils
D) Slope
E) Natural Areas

(A) - Water Quality. Recreational, industrial and other uses of the Black River could be severely limited by water quality deterioration. While water quality is often a primary attraction for development, it is also most sensitive to development. The reach of the Black River below the dams at Fish Islands has been classified as "C" by the Department of Environmental Conservation. (Class "C" waters are suitable for fishing and all other uses except as a source of water supply for drinking, culinary or food processing purposes and primary contact recreation such as swimming, diving, waterskiing and skindiving). Dexter's waterfront program is dependent on recreational and industrial uses of the river within its waterfront area (fishing, boating and hydropower). Therefore, the potential impacts of future development activities on water quality must be considered.

(B) - Flood Hazard Areas (see Plate III). Flooding of low lying areas along the river results from heavy precipitation and rapid snowmelt throughout the Black River basin, especially from the Tug Hill plateau. Such low lying areas, i.e. floodplain, buffer the effects of localized flooding and storm flood waters. Their filling or unrestricted development can result in a loss of flood storage volume or an increase in flood damage, respectively. The floodplains mapped as Flood Hazard Areas for Dexter must therefore be carefully considered in determining waterfront development alternatives.

(C)- Soils (see Plate VI). The most prevalent soil types in the Dexter waterfront are classified as "made lands" and "cut and fill." These classes have a wide range of variability when determining their suitability for development. Remaining areas are generally characterized by silty clay loam type soils, with a moderate to severe suitability for selected land uses. Where such soils are characterized by seasonably high watertable or slow permeability rates, their ability to accommodate individual sewage disposal systems, foundations and other developmental activities may be severely restricted. Soils survey information, while providing some very valuable insights into the natural characteristics of soils, does not negate the need for borings, "perc" tests and other site-specific testing prior to any proposed development.

(D)- Slope (see Plate VI). Topography limits development in that portion of the waterfront generally to the west of the former Sulphite Mill where slopes exceed 15%. Proper design and care in siting development in this area will be critical in avoiding adverse environmental impacts. Improper development on the area's steep slopes could result in increased erosion, slumping and general soil instability which would cause increased siltation, foundation problems and difficulties with the use of individual septic systems.

(E)- Natural Area. Natural areas in the village's waterfront include forested lands and forest brushlands. The larger areas of forests and forest brushlands provide open space, development buffers, habitat for a variety of birds and small animals and aesthetic value in general. Choices of land uses in the waterfront and specific development projects should retain and preserve such areas to the maximum practical extent.

2) *Man-Made Resource Considerations*. The ability of the Village of Dexter to maintain future use of its waterfront is directly related to the availability of municipal facilities and services. A deficiency in such facilities and services can pose serious problems for existing and future development. In particular, development alternatives for Dexter's waterfront area must consider the following:

A) Sewage Treatment and Water Supply
B) Village-Owned Property
C) Transportation Network

(A)- Sewage Treatment and Water Supply. The Village of Dexter operates municipal sewer and water systems which service most of its waterfront area. After periods of intense rainfall, the sewage treatment facility does experience short-term surcharges due, in part, to a high rate of system infiltration. (The village is currently working on minimizing the amount of infiltration by upgrading obsolete or deteriorated portions of the system through a Construction Grants Project funded by DEC and Federal EPA.) Otherwise, the treatment plant has adequate capacity to accommodate further development as indicated in a recent study, Dexter Incubator

Building, prepared by the Frontier Housing Authority. It should be recognized, though, that the existing plant may not be able to handle increased flows if the Waterfront Revitalization Program induces secondary growth. Though not expected, major population growth in Dexter would necessitate expansion of the plant. The housing authority study also determined that the potable water supply was more than adequate to meet future development needs. Waterfront areas not serviced by the existing system will be considered for less intense uses that will minimize demand on these services.

(B)- Village-Owned Property (see Plate IX). Abandonment of private property since the middle of this century has resulted in vast areas of the waterfront coming under village ownership. With such holdings, Dexter can both facilitate the location of water dependent and water enhanced uses within the waterfront and encourage private acquisition and redevelopment of a portion of the excessive public lands. Particular emphasis on public access and recreation opportunities should guide local decisions on land disposition.

(C)- Transportation Network (see Plate X). The availability of established transportation routes is particularly advantageous to the Dexter area. Regional and local thoroughfares provide easy access to and within the village limits. Particular attention must be directed to providing routine maintenance of village streets and bridges, efficient vehicular movement and parking within the waterfront.