

I. LOCAL WATERFRONT REVITALIZATION AREA BOUNDARY

1.1 LOCAL WATERFRONT REVITALIZATION AREA BOUNDARY

The boundary of the Town of Evans Local Waterfront Revitalization Area (LWRA), covered by the Town's LWRP amendment, encompasses all of the land area and water area lying within the following boundary, as shown on Maps [1A](#), [1B](#), and [1C](#).

A. INLAND BOUNDARY

Beginning at the point on the shoreline of Eighteen-Mile Creek, at the municipal boundary between the Town of Evans and the Town of Eden, then proceeding due west along this line to the intersection with the centerline of South Creek Road; then proceeding in a northwesterly direction along the centerline of South Creek Road to the intersection with the centerline of New York State Route 5 (Erie Road); thence heading southwest along the centerline of New York State Route 5 for 100 feet, then turning northwest to follow along the southern side of South Creek Road, at a measured distance of 100 feet from the centerline of this roadway, to a point measuring 100 feet southeast of Lake Shore Road; thence proceeding along the east and southeast side of Lake Shore Road, at a measured distance of 100 feet from the centerline of this road, in a southwesterly direction to the intersection of Lake Shore Road and Dennis Road (at the southeastern corner of Wendt Beach Park), where Lake Shore Road turns to the west. At this point, the boundary continues to the west and then southwest along the south and then east side of Lake Shore Road, at a measured distance of 100 feet from the centerline of this roadway, to a point measuring 50 feet from the centerline of Big Sister Creek; thence proceeding to the east and southeast at a measured distance of 50 feet from the centerline of Big Sister Creek to the boundary with the Village of Angola. At this point the boundary proceeds west along the municipal boundary of the Village to a point situated 50 feet west of the centerline of Big Sister Creek; thence proceeding to the northwest and west at a measured distance of 50 feet from the centerline of Big Sister Creek to a point located 100 feet from the centerline of Lake shore Road. The boundary then continues to the south and southwest, along the east and southeast side of Lake Shore Road, at a measured distance of 100 feet from the centerline of the road, to the intersection with the northern right-of-way line for Herr Road; thence proceeding in an easterly direction along the northern right-of-way line to the intersection with the southeastern right-of-way line with New York State Route 5; thence moving south-southeast along the Route 5 right-of-way to municipal boundary between the Towns of Evans and Brant. The boundary then follows this municipal boundary due west to the shoreline of Lake Erie.

B. WATERSIDE BOUNDARY

The waterside boundary for the LWRA begins at the intersection of the municipal boundary between the Town of Brant and the Town of Evans at the mean low water line of Lake Erie, the LWRA boundary continues to the west along the municipal boundary between the Town of Evans and the Town of Brant, over the surface waters of Lake Erie for a distance of 1,500 feet.

The boundary then turns sharply to the east-northeast, continuing at a measured distance of 1,500 feet from the shoreline, to a point where it intersects with the municipal boundary between the Town of Evans and the Town of Hamburg; then proceeding in a southeasterly direction to the mouth of Eighteen-Mile Creek and continuing along the centerline of Eighteen-Mile Creek, generally in a southeasterly direction, to the intersection with the municipal boundary for the Town of Eden. At this point, the boundary heads due west to the shoreline of Eighteen-Mile Creek and the point of origin for the inland boundary.

C. SUB-AREA BOUNDARIES

To more effectively manage and plan for the diverse conditions of the Town of Evans's local waterfront revitalization area, which is geographically long and narrow, the area has been divided into three Sub-Areas. These Sub Areas are identified on Maps [1A](#), [1B](#) and [1C](#), and are described as follows (specific land uses found in these sub areas are described in Section II of the LWRP).

Sub-Area 1 – Northern Shoreline Area

Sub Area 1 is the northern-most portion of waterfront in the Town, which has a geographic and physical character that differs from the other two sub areas. This area extends southwest from the boundary between the Town of Evans and the Town of Hamburg to Sturgeon Point Road (see [Map 1A](#)), and southeast along the southern shoreline of Eighteen Mile Creek to the boundary with the Town of Eden. Sub Area 1 includes a mix of land uses and a number of larger properties that border Lake Shore Road, with shoreline comprised of steep bluffs that give way to a narrow beach. The northern extent of this sub area includes the mouths of Eighteen Mile Creek, Reisch Creek and Pikes Creek. This area includes the Highland – Derby neighborhood, which gives way to large waterfront estates and private camps and retreat centers. Sub-Area 1 also includes the Frank Lloyd Wright Graycliff estate, Sturgeon Point Marina and Bluffs, and the Erie County Water Treatment Plant.

Sub-Area 1 also encompasses the portion of the Eighteen Mile Creek corridor that falls within the boundaries of the Town of Evans. This creek is a significant natural resource and offers recreational and other wildlife opportunities that benefit the Town. The topography of the creek includes some expanses of at-grade shoreline, mixed with steep bluffs.

Sub-Area 2 – Central Shoreline Area

Sub Area 2 extends southwest along Lake Shore Road from Sturgeon Point Road to Lake Street (see [Map 1B](#)), and southeast along the Big Sister Creek corridor to the Village of Angola boundary. Sub-Area 2 consists primarily of a mix of residential uses, many of which are on small

lots, and large parkland properties. The shoreline characteristics of Sub-Area 2 differ from Sub-Area 1 in that shoreline elevations decrease significantly giving way to wider areas of beachfront. This area includes the Windover/Sturgeon Point, Roat Acres, Hillside, Pineridge, Lake Bay/Grove and Purvis Landing communities and neighborhoods. This area also includes Wendt Beach and Bennett Beach County Parks and the private Cradle Beach Camp facility. Sub-Area 2 includes the mouth of Little Sister Creek, Big Sister Creek and Delaware Creek.

Sub-Area 2 also includes the Big Sister Creek corridor up to the Village of Angola boundary. Big Sister Creek is a significant natural resource that provides important fishing and other wildlife opportunities in the Town.

Sub-Area 3 – Southern Shoreline Area

Sub Area 3 extends southwest along Lake Shore Road from Lake Street to the intersection with the northern right-of-way line for Herr Road; thence proceeding in an easterly direction along the northern right-of-way line to the intersection with the southeastern right-of way line with New York State Route 5; thence moving south-southeast along the Route 5 right-of- way to municipal boundary between the Towns of Evans and Brant (see [Map 1C](#)). This area includes a wider extent of residential use, along with two small areas of neighborhood business uses. Evans Town Park, Lake Erie Beach Town Park and Evangola State Park are primary recreational uses in this area, along with Camp Pioneer and Point Breeze Camp, which are both private. Sub-Area 3 includes the Grandview Bay, Eagle Bay, Point Breeze, Oak Grove and Shore Meadows neighborhoods and communities. As you move further southwest along the shoreline, the terrain becomes increasing more rugged, with steep bluffs in many places. Sub-Area 3 also includes the mouth of Fern Brook and Muddy Creek.

1.2 DESCRIPTION OF THE REVISED BOUNDARY OF THE LOCAL WATERFRONT REVITALIZATION AREA

The coastal boundary within the Town of Evans, or the Town of Evans Local Waterfront Revitalization Area boundary, adopted by the Town in 1986 and approved by the Secretary of State in 1987 has been revised to more effectively manage and protect cultural and environmental resources along the waterfront. These lands and resources include the Eighteen Mile and Big Sister Creek corridors that are both State-designated Coastal Fish and Wildlife Habitat areas. The specific modifications proposed for the three Sub Areas are identified on Maps [1A](#), [1B](#) and [1C](#), and described as follows.

In general, to provide greater opportunity for the development of multi-use trail facilities along Lake Shore Road, from north to south, the boundary of the LWRA has been extended 100 feet inland from the centerline of these roadways. This enables the potential to consider the inland sides of both roadways in the event that proposed recreational resources, primarily multi-use pathways, require such a location. There are certain areas where this option may be necessary.

SUB-AREA 1 – NORTHERN SHORELINE AREA

The current boundary extends inland along Eighteen Mile Creek to State Route 5 (Erie Road), where it proceeds back toward the shore to follow Lake Shore Road. Recognizing the resource value of Eighteen Mile Creek, the boundary has been extended further south and east to the boundary line of the Town of Eden. This allows for the inclusion of all areas of Eighteen Mile Creek that are located within the Town of Evans, as well as the steep bluffs that extend along the upland (in some places in close proximity to South Creek Road). The bluffs are renowned for their archaeological significance. The Eighteen Mile Creek corridor, within the Town of Evans, is a State-designated Coastal Fish and Wildlife habitat and offers great resource value to the Town. It is important to include provisions, as necessary, for resource protection and potential public access improvements in this area.

SUB-AREA 2 – CENTRAL SHORELINE AREA

The boundary of Sub-Area 2 has been amended to include the Big Sister Creek corridor. Like Eighteen Mile Creek, Big Sister Creek is a State-designated Coastal Fish and Wildlife habitat that offers great resource value to the Town. Resource protection is the greatest concern in this area, along with the management of coastal erosion at the mouth of the creek.