

SECTION I Local Waterfront Revitalization Area Boundary

Local Waterfront Revitalization Area Boundary

The boundary of the Town of Hamburg Local Waterfront Revitalization Area (LWRA) encompasses all of the land area along the Lake Erie shoreline, as shown on [Map 1A, 1B and 1C](#), and follows an inland boundary as noted below.

Beginning at the point where the mean high water line of Lake Erie intersects with the corporate boundary between the Town of Hamburg and the City of Lackawanna, the boundary proceeds due east along this line to Lake Shore Road (NYS Route 5). At this point, the boundary turns to the south and then southwest, following Lake Shore Road to its intersection with Old Lake Shore Road, encompassing all of the lands west of this roadway, certain properties situated east of Lake Shore Road to the north of Beach Avenue that have frontage along Lake Shore Road, and all of the properties located southwest of Beach Avenue that are situated south and east of Lake Shore Road.

At the intersection of Lake Shore Road and Old Lake Shore Road, the boundary then follows Old Lake Shore Road in a southwesterly direction, to the northern shoreline of Eighteen Mile Creek, which is also the corporate boundary between the Town of Hamburg and the Town of Evans. The boundary encompasses all those lands located north and west of Old Lake Shore Road and all of the properties, situated to the south and east, that have frontage along Old Lake Shore Road.

At the intersection of Lake Shore Road and the centerline of Eighteen Mile Creek, the boundary turns to the northwest, following the centerline of the creek to the point of the mean high water line of Lake Erie. From this point, the boundary proceeds out over the surface waters of Lake Erie for a distance of 1,500 feet; the boundary then turns sharply to the north – northeast and then northwest, 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 Hamburg and the City of Lackawanna; then proceeding in an easterly direction along the municipal boundary to a point where it intersects with the extension of the Town of Hamburg corporate boundary from the mean high water line of Lake Erie, which is the point of origin for the local waterfront revitalization boundary.

The above description reflects minor modifications to the Local Waterfront Revitalization Area boundary described in the original LWRP approved in 1989.

Sub-Areas Boundaries

To more effectively manage and plan for the diverse conditions of the Town of Hamburg's coastal area, which is geographically long and narrow, the LWRA has been broken down 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 character that differs from the other two sub areas. This area extends south from the boundary between the Town of Hamburg and the City of Lackawanna to Beach Avenue (see [Map 1A](#)). Sub-Area 1 includes a mix of land uses and a number of larger properties that border NYS Route 5, with shoreline area that is close to sea level. This area encompasses Woodlawn Beach State Park. Also included are two distinct residential areas, those being the Bayview (Hoover Beach) and Woodlawn neighborhoods, and a portion of the Athol Springs community.

Sub-Area 2 – Central Shoreline Area

Sub-Area 2 extends southwest along Lake Shore Road from Beach Avenue to the split with Old Lake Shore Road (see [Map 1B](#)). This area consists primarily of a mix of residential and commercial uses on small lots, and some estate properties. Sub-Area 2 includes the Town Beach property and the Wanakah Country Club. Characteristics along the shoreline are different than what is found in Sub-Area 1, with an increase in shoreline elevations, the prominence of bluffs, and generally a limited extent of beachfront. This area includes portions or all of a number of neighborhood enclaves, including Locksley Park, Mt. Vernon, Clover Bank, Wanakah and Clifton Heights.

Sub-Area 3 – Southern Shoreline Area

Sub-Area 3 extends southwest along Old Lake Shore Road to Eighteen Mile Creek (see [Map 1C](#)). This sub area is almost entirely residential in nature, with a larger number of estate sized properties, which differentiates it from Sub-Areas 1 and 2. This area includes the Pinehurst and Walden Cliffs communities. The shoreline terrain in Sub-Area 3 is increasing more rugged, with steep bluffs in many places. The southern extent of this sub area includes the mouth of Eighteen Mile Creek.