

SECTION II

BOUNDARY MAP AND NARRATIVE DESCRIPTION

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IRONDEQUOIT WATERFRONT REVITALIZATION BOUNDARY

Irondequoit has not revised its original Waterfront Revitalization Area (WRA) boundary. However, it should be noted that Durand Eastman Park is not included within Irondequoit's Waterfront Revitalization Area because the Park is located within the boundaries of the City of Rochester and, thus, is outside the Town's jurisdiction.

The Town of Irondequoit will consider appropriate expansion or relocation of the official WRA boundary, should it be determined, after direct consultation with the City of Rochester and New York State Department of State, that future local, State or federal actions appear to threaten sensitive environmental areas along the eastern bank of the Genesee River, north of Long Acre Road, with impacts that cannot be dealt with through existing Town legislation or regulations.

The WRA in the Town of Irondequoit is comprised of two distinct components:

A. Inland Boundary: (See Waterfront Area Boundary Map in attached map envelope)

Irondequoit Bay Lake Ontario component:

Beginning at the intersection of the Town line and Empire Boulevard the boundary proceeds through Irondequoit Bay Wetlands along the Town line to the Seabreeze Expressway (590 North); then northerly along the east edge of the northbound lane of the Seabreeze Expressway to Durand Boulevard; then westerly along the south edge of the pavement of Durand Boulevard; then northerly along the east boundary line of Durand Eastman Park to Lake Ontario.

Lake Ontario component:

Beginning at the western boundary line of Durand Eastman Park on Lake Ontario the boundary proceeds southerly along the western boundary line of Durand Eastman Park to the railroad right-of-way; then westerly along the south boundary of the railroad right-of-way to St. Paul Boulevard; then southerly along the east edge of St. Paul Boulevard to Pattenwood Drive; then westerly along the north edge of Pattenwood Drive to Thomas Ave.; then southerly along the western edge of Thomas Avenue to the railroad right-of-way; then westerly along the railroad right-of-way to the City of Rochester boundary line; then northerly along the City of Rochester boundary line paralleling the Genesee River to Lake Ontario.

B. Offshore Boundary:

The offshore boundary of the Town of Irondequoit waterfront revitalization area shall coincide with the Town line along the midpoint of Irondequoit Bay, including the adjoining wetlands to the southeast and Irondequoit Bay outlet to the northeast.

The offshore boundary along Lake Ontario shall coincide with the mean high landward line - 246.8' above sea level (International Great Lakes Datum)

Revision of the Town WRA was considered during the preparation of the Draft LWRP and Draft EIS for the Town of Irondequoit LWRP.

The Town of Irondequoit adopted Town-wide regulations and administrative procedures designed to protect sensitive environmental areas and to implement LWRP policies. These measures which include Environmental Protection Overlay Districts for protection of steep slopes, woodlots, floodplains, and watercourses; site plan review and special use permits; and a Drainage, Erosion, and Sedimentation Control Ordinance appear to be sufficient to protect sensitive environmental areas.

If, in the future, development appears to be a threat to sensitive environmental areas along the east bank of the Genesee River the Department of State in conjunction with the Town will consider the possibility of expanding the WRA.