

A. LOCAL LAWS AND REGULATIONS TO IMPLEMENT THE LWRP

1. Existing Local Laws and Regulations

The Towns of Kendall, Yates and Carlton have all the powers and duties that are conferred to local government by the enabling laws of the State of New York. These are articulated and extended through the following local laws and regulations that can, in turn, be used to implement LWRP policies.

a. Development Plans for the Lake Ontario Coast

Although the Towns of Kendall, Yates and Carlton do not have adopted master plans, officials have identified long-range policies, goals and objectives for overall development within their towns. In addition, all three towns and the County have prepared this LWRP to guide development activities and preserve natural resources for the entire coastal area along Lake Ontario in Orleans County. This locally-adopted LWRP is enforceable under the authority of Article 42 of the NYS Executive Law.

b. Municipal Zoning Ordinance

The Orleans County Planning and Development Department developed a model zoning ordinance that would enable towns to deal more effectively with land use control and development activities. When used in conjunction with local plans, building and housing codes, and subdivision and floodplain regulations, this model zoning ordinance will implement the LWRP policies and purposes.

In 1991, the Town of Carlton repealed its old zoning ordinance and adopted the model zoning ordinance. The Town of Yates took the same action, repealing its 1972 ordinance and approving the new one in December, 1989. In 1992, the Town of Kendall adopted the same model ordinance, modifying it according to the Town's unique local situation.

The model zoning ordinance specifies land use, development density, and project design requirements for the towns in accordance with the NYS Town Law and General Municipal Law. It also sets forth procedures for the Town Board, Planning Board, Zoning Board of Appeals and the Zoning Enforcement Officer. It contains the following provisions applicable to the LWRP:

- i. Permits and procedures for review and approval of all development within the coastal area (Article III).
- ii. District designations and regulations for all land uses in the town, including special recognition of the waterfront, prioritization of water-dependent uses, and special overlay districts for conservation and historic preservation (Articles IV and V).
- iii. Regulations pertaining to the State Environmental Quality Review Law (SEQRA) (Article VI).

- iv. Supplementary regulations governing certain uses, including charter boat services, fish cleaning stations, marinas, and bait and tackle shops (Article VII).
 - v. Regulations and procedures for administering and enforcing the zoning ordinance (Article VIII).
 - vi. Special Permit and Site Plan Review procedures (Articles IX and X).
- c. Building and Housing Codes
- The Towns of Kendall, Yates and Carlton have Building Codes and have adopted the New York State Uniform Fire Prevention and Building Code. None of the towns has locally adopted housing codes. These insure minimum standards of coastal structures.
- d. Flood Plain Regulations
- The Towns of Kendall, Yates and Carlton all have adopted Flood Plain regulations, pursuant to the National Flood Insurance Act of 1968, which are on file with the NYSDEC. The Zoning Enforcement Officer is designated to administer the regulations in each town by granting and denying development permit applications. The Towns of Kendall and Yates have adopted the State model Coastal Erosion Hazard Area Management local law. The Town of Carlton elected to have the NYSDEC administer the State Coastal Erosion Hazard Area regulations for the town. These regulations will be utilized to enforce flooding and erosion hazard policies of the LWRP (Nos. 11-17) and provide special conditions for implementation of coastal erosion control measures.
- e. Coastal Erosion Hazard Area (CEHA) Regulations
- The Towns of Kendall and Yates have adopted local CEHA regulations. The Town of Carlton has elected to have the NYSDEC administer State CEHA regulations for the Town. These regulations restrict development in erosion-prone areas, thereby protecting property and preventing further erosion at or near a proposed development site. They also govern and restrict construction of erosion control measures, such as bulkheads.
- f. Orleans County Sanitary Code (Revised April 1984)
- This code regulates discharges into surface waterways and groundwater. It will be used to: implement coastal policy numbers 8, 30, 31, 38, and other water quality policies of the LWRP; aid in implementing local actions consistent with State regulations; and insure protection of water resources. Enforcement of sewer treatment and pretreatment standards will implement LWRP policies dealing with hazardous waste and industrial effluent.
- g. State Environmental Quality Review (SEQR)

Orleans County passed Resolution No. 83 on March 17, 1977, "Resolution Designating County Planner to Review Applications for SEQR." Resolution No. 83 implements Article 8 of the New York State Environmental Conservation Law within Orleans County, designating the Orleans County Planner as the agency to receive and review all applications and other documents pertaining to SEQR requirements. This procedure ties in with the SEQR referral procedures that were enacted in Section 630 of the towns' zoning regulations.

2. Additional Local Laws and Regulations Adopted

a. Waterfront Development Districts (See Map 5.1)

The zoning ordinances of the three towns have been amended to reflect the policies and purposes of the LWRP in dealing with new development and enhancement of existing waterfront areas. In preparing these amendments, a special effort was made to capitalize on the provisions of the previously adopted model zoning ordinance. Critical parts of the LWRP are incorporated into the existing ordinance structure and local development procedures. In this manner, all available municipal authorities and procedures are used to implement the LWRP.

The Lake Ontario coastal area and its tributary rivers, streams and creeks, possess many locations where multiple uses of land need to be combined into planned site developments. Planned site development of mixed uses can significantly increase water-dependent and water-enhanced activities such as recreation and public access, as well as private use and economic development of the area. By using this technique, coastal resources can be protected and used more effectively than if scattered site development and urban sprawl are allowed to proceed unchecked along the shoreline and river banks.

For example, in the Town of Carlton's Zoning Ordinance (Article V), the Recreation/Residential (RC) waterfront district is modified in the zoning amendment to allow mixed-use development, and is called a Waterfront Development district (WD). A WD district is treated separately in order to provide for development flexibility in response to economic and marketing opportunities. The revised district designation will allow water-related commercial, ancillary retail, office and complementary service use, and residential facilities to be guided by LWRP policies, plans and the Town's development site review procedures.

The areas of applicability in the Town of Carlton for the WD district designation are as follows (these sites are shown on Map 4.1, Proposed Land and Water Uses, and Map 4.2, Proposed Public and Private Projects, in Section IV):

- i. Main Target Area. The Oak Orchard River harbor from Lake Ontario to The Bridges (Routes 18 and 98). This includes Point Breeze and the Bennett Farm (items 6,7,8,9,10 and 11 on Map 4.2).

- ii. Oak Orchard River Gorge south of the main target area. This includes the Waterport Dam, the Clarks Mills Road area, and Park Avenue (items 14 and 15 on Map 4.2).

The Town of Yates includes the Morrison site in its Waterfront Development district.

A Waterfront Development district was also included for the Eagle Creek Marina, in the Town of Kendall.

b. Local Consistency Law

Each town has established a local law under the New York State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Article 42, Executive Law) to enable it to review its own or any other proposals for action, and to thus ensure that such actions are consistent, to the maximum extent practicable, with the policies and purposes of the LWRP. The text of the consistency law is presented in Appendix B.

B. OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP

The following actions are needed to bring selected areas up to a point of readiness for actual project implementation.

1. Local Government Actions Common to All Three Towns

a. Promoting Access to the Waterfront

The three Towns and County will protect and maintain public access to Lake Ontario and its tributaries (Marsh, Johnson, and Bald Eagle Creeks and Oak Orchard River). In addition to requiring public access to shoreline areas coincident with the review under local zoning laws of new development projects, the three towns will take the following steps:

- i. Each town will reserve and use public street ends for access to the Lake Ontario shoreline for activities that are compatible with adjacent uses and in conjunction with new multi-use projects in the coastal area. This use of street ends can be attained by incorporating public access conditions into all project site and subdivision approvals that affect public street ends.
- ii. Each town and the County will promote the development and use of waterfront access trails that link primary recreation areas together. While the only existing trails are in the State park, opportunities for new trails are available along the Lake Ontario State Parkway, the Oak Orchard River gorge, Waterport Pond and the Route 18/Seaway

Trail. A major opportunity exists along the Lake Ontario Parkway, at each pull-off. Each pull-off can be linked with other pull-offs and with adjacent coastal resources and facilities by creating trails, paths, private easements and access reservations.

These actions are necessary to guarantee, in the long run, that public access to the coastal area will not be further reduced (see policies 19, 20, 21, and 22).

b. Protecting Coastal Resources

i. Orleans County should request that the US Army Corps of Engineers and the NYSDEC prepare an assessment of shoreline erosion control devices. This should include looking at the effectiveness of various types of existing structural erosion control systems, providing definitive construction cost and material data for future construction and renovation, and assisting the towns in implementing the structural control provisions of the State Coastal Erosion Hazards Area program. This assessment should be done in a comprehensive manner, looking at the entire Lake Ontario shoreline in Orleans County instead of looking at scattered structures in a piecemeal approach. It should be based on the State's Coastal Erosion Hazards Area Program, data in the US Army Corps of Engineers files, and local experiences with various erosion control structures.

ii. Enforce and update sanitary codes.

The Orleans County Health Department will enforce and update (through established amendment procedures) the County's sanitary code and, where necessary, recommend local codes and best management practices that can be adopted by local public and private parties to preserve water quality and protect public health.

These actions will implement the LWRP by preventing degradation of water quality (see Policy 37).

c. Preserving historic, cultural and archeological sites

Each town's planning board will maintain a list of historic, cultural and archeological sites in its jurisdiction, and update it as new sites are discovered over time. The Town of Yates will encourage local historians to conduct a survey of historic buildings and structures which are over 50 years old. In addition, each town's planning board will identify and recommend steps to protect and preserve significant sites, including the mapping of structures, sites and districts. This action will help to implement policy 23.

d. Rehabilitating the Waterfront

i. Orleans County will coordinate an overall effort to create more effective signage and advertising for services and facilities along the Lake Ontario waterfront, in order to promote tourism and

development activities. The New York State Department of Transportation (NYSDOT) will be requested to install signs on the State Parkway identifying the special nature of the Orleans County waterfront area. The Seaway Trails, Inc. will be requested to add Seaway Trail markers on Route 18, and at the "Bridges" and along the Lake Ontario Parkway.

- ii. The Towns and County should jointly encourage the renovation and redesign of public and private roads in the WRA to serve waterfront uses more effectively in the future.
- iii. Each town should prepare subdivision regulations which include street standards and clustering techniques that address the problem of imposing new street layouts over previously developed areas and private roads and firelanes. Once this has been accomplished, the new public street layouts will benefit year-round residents and private property owners by allowing public services along previously unserved private roads.

2. Public Actions Within Each Town

a. Actions in the Town of Kendall

The Town will seek to negotiate an agreement with the Salvation Army to expand the types of activities available to the public, and to extend the camp's operating season.

b. Actions in the Town of Yates

- i. Prepare the Shadigee Restaurant site for expansion:
 - a) The Town of Yates will obtain agreements from all concerned parties regarding the assembly of land into one site. The Town will negotiate with the Village of Lyndonville to permit use, including creating a park, of their property at the water treatment plant.
 - b) The Town of Yates and Orleans County will seek the financial assistance from the OPRHP under the Land and Water Conservation Fund for development of public improvements on the water treatment plant property. This is a 50% local matching fund program.
- ii. Prepare the Morrison site for mixed-use development:
 - a) The Town of Yates has included the Morrison site in its waterfront development district to recreational, residential, commercial and light industrial uses in a planned development, as indicated on Map 5.1, Coastal Zoning.

- b) The Town will work with the developer in gaining commitments of land for the project from the New York State Electric and Gas Corporation.
 - c) Orleans County will assist developers in obtaining priority funding for the project through the New York State Urban Development Corporation, in cooperation with the County of Orleans Industrial Development Agency, NYS Department of Economic Development, Job Development Authority and other agencies as appropriate for the project. This action should be taken after the market analysis and final plans for the project are complete.
- c. Actions in the Town of Carlton
- i. Prepare Green Harbor for future use:
 - a) The Town of Carlton should review shoreline conditions and identify needs for stabilization and channel improvements in the harbor. This step is needed to insure that the US Army Corps of Engineers standards and LWRP policies on erosion and flood control are being implemented.
 - b) Any expansion of development plans by the developer should be reviewed by the Town through its zoning powers. Any approvals that are granted must include a condition requiring public access to the sand beach.
 - ii. Prepare Johnson Creek for future use:

The Town of Carlton and Orleans County Planning Department will request the Genesee State Parks Commission to include in the park's master plan and budget a public canoe launch near Route 18 in the Lakeside Beach State Park. The Town of Carlton, County Fishery Committee, and County Federation of Sportsmens Clubs will cooperate with the OPRHP to develop a public canoe launch near NYS Route 18 at Kuckville, adjacent to Lakeside Beach State Park.
 - iii. Preserve the Marsh Creek area:

The Town will designate appropriate areas of Marsh Creek for recreational uses.
 - iv. The Town of Carlton and/or the County will take the following steps to prepare the Oak Orchard River harbor (Lake Ontario to The Bridges) for future, more intense use:
 - a) The Town Planning Board will identify and recommend measures to protect pedestrians at The Bridges and at Kuckville, in order to separate pedestrians and vehicles at

each location. The County Highway Department will make the improvements at The Bridges, and the NYSDOT will make the improvements at Kuckville to be paid by Orleans County and the NYSDOT.

- b) Orleans County will prepare the Bennett Farm site for major redevelopment by relocating a 7,900-foot segment of Lakeshore Road, moving it closer to the interchange away from the water's edge. The developer will give land for the new right-of-way in exchange for the old route along that segment being abandoned. This action will allow better use of the land along Point Breeze, and create a parcel of land large enough for a mixed-use development that does not presently exist at the water's edge at that site. The increase in land value and tax revenue would compensate for the cost of relocating the road. It is expected to raise taxable value from \$500 per acre for agricultural land to \$2000 per acre for developable waterfront property that appreciates in value with time. This action will also remove the erosion problem that is presently undermining Lakeshore Road along the old right-of-way next to the water's edge.
- v. The Town will take the following steps to protect the Oak Orchard River Gorge between The Bridges and the Waterport Dam:
- a) Retain a low clearance bridge on Oak Orchard River Road to restrict the size of boats entering the creek.
 - b) Work with the County Sheriff's Department to enact and enforce speed limits and encourage regular sheriff boat patrols from Orleans County Marine Park.
 - c) Obtain negotiated agreements with the New York Public Service Commission and the Niagara Mohawk Power Corporation to develop controlled access to land around the Waterport Dam and Waterport Pond which are owned by the Niagara Mohawk Power Corporation. This would include building trails along the gorge, camping along Clark's Mills Road and parking. Orleans County will identify funds to develop these facilities and access to the water in cooperation with Niagara Mohawk.
 - d) The Town will identify specific measures that can be taken to improve the scenic quality of the Oak Orchard River Gorge, such as at the crossings of Oak Orchard River, including The Bridges, Waterport Dam and the old railroad trestle (Hojack line). Measures would include: repairing or removing deteriorated structures such as old docks and buildings, and seeking Federal designation of segments of the Oak Orchard River as a wild, scenic and recreational river.

- e) The County Health Department will continue periodic surveys of water quality conducted in the gorge that identify point and non-point sources of water pollution.

3. Private Actions

All actions presented here should be initiated and implemented by private land owners, developers, community groups, and business and financial interests.

a. Actions Common to All Three Towns

- i. Local business and service groups can privately finance promotional literature (e.g., maps of recreation facilities and services) and coordinate advertising with State and local organizations, in order to increase awareness of the Orleans County waterfront and generate usage of coastal resources (e.g., coordinating promotional events such as Fishing Derbies with the New York State Department of Economic Development's "I Love New York" campaign). Community volunteers can be approached for this effort.
- ii. Improve water quality through private study and use of best management practices to minimize non-point source run-off. Farming interests and associations in Orleans County should work with the Cooperative Extension Service and Soil and Water Conservation District by:
 - a) Requesting that studies be made and recommendations formulated concerning agricultural runoff (phosphorous) in the County's streams.
 - b) Adopting contour plowing and select plantings in agriculture to curb the discharge of excess nutrients, organics and eroded soils into coastal waters by private interests in Soil and Water Conservation Districts.

These private actions will help protect water quality and minimize damage to fish populations due to agricultural run-off, thereby attracting more recreational activities and businesses to Orleans County, (see policies 1, 9, 19-21, 26, 30, 37, and 38).

b. Actions in the Town of Kendall

- i. Prepare the Salvation Army Camp for expanded multiple uses in the future:

The private owner should coordinate with the County to give permission for an extended season for public access to campgrounds for swimming and fishing. The owner may develop a fee basis and schedule to accomplish this, with revenues going to the owner.
- ii. Prepare Eagle Creek Marina for expanded multiple-use development:

The private developer should prepare an updated master plan for multiple-use development, in accordance with the Waterfront Development District.

c. Actions in the Town of Carlton

Prepare Lakeside Beach State Park for more active use: Community volunteers, youth groups and the Orleans County Tourism Advisory Board should organize and conduct festivals and educational activities at the park to complement and diversify local activities and special events such as Fish Derbies.

C. MANAGEMENT STRUCTURE NECESSARY TO IMPLEMENT THE LWRP

The proposed management of the LWRP relies heavily on existing zoning and environmental review/SEQR procedures and responsibilities in each town. This has been done in order to build on existing authorities rather than create entirely new processes that require extensive time to develop before they are effective. Existing procedures in local ordinances have been revised only to insure compliance with LWRP policies and purposes and to effect LWRP implementation.

1. Lead Agency/Designated LWRP Official

a. Lead Agency

The Lead Agency responsible for overall management and coordination of the LWRP in each town is the Town Board. The Town Board currently is responsible for coordination and approval of development, SEQR determinations and adoption of plans and zoning ordinances. The Town Board is assisted by the Town Supervisor, Zoning Enforcement Officer, Zoning Board of Appeals and the Planning Board.

b. Designated Official

The designated LWRP official in each town is the Town Supervisor. This official coordinates Town Board functions and responsibilities and is the key organizational position in town government. The designated LWRP official is responsible for overall LWRP coordination and evaluation of actions in the coastal area for consistency with LWRP policies and purposes. All applications for action in the LWRP area will be submitted to the appropriate Town Clerk for scheduling and coordinating review activities according to normal town procedures.

2. Responsibilities For Implementing the LWRP

Management of the LWRP involves every level of local government in some way. The primary participants in shaping the direction and implementation of the LWRP are:

a. Town Supervisor and the Town Board

As the executive and legislative policy-makers of each town, the Supervisor and Town Board are responsible for municipal decision-making, fiscal programming and administrative implementation. The Town Board carries the legislative authority of zoning and local actions, while the Supervisor has the authority for execution of town policy and directives through the Planning Board and Zoning Enforcement Officer. Each Town Board is responsible for SEQR and LWRP determinations in authorizing public and private uses. Each Town Supervisor will coordinate the LWRP review process and, as the lead official, will provide for notification of all affected parties and agencies about LWRP matters. The Supervisor shall obtain advice from appointed boards and experts as is deemed necessary.

b. Planning Board

The Planning Board is an advisory body to the Town Board, and has approval authority for site plans, special permits, and subdivisions as delegated by the Town Board. The Planning Board may also, upon request by Town Board resolution, advise the Town Board on waterfront improvements, public structures and public actions in the LWRP area.

As a major support staff to the Town Board, the Planning Board has primary responsibility for reviewing and advising on LWRP policy, purposes, maps and uses. The Planning Board will review actions when authorized by the Town Board, and make recommendations pertaining to the issuance of Certificates of Consistency with the LWRP.

c. Zoning Board of Appeals

The Zoning Board of Appeals interprets provisions of and grants variances to the zoning ordinance. Pursuant to local laws and ordinances, it can decide appeals from administrative decisions including "third party" relief. In its capacity, it is the local forum of quasi-legal redress from arbitrary governmental actions.

d. Zoning Enforcement Officer

The duties of the Zoning Enforcement Officer are to administer and enforce the provisions of the zoning ordinance. The Zoning Enforcement Officer may issue a building permit on the authority of the Office, but when it is for a Special Permit or Site Plan Review, this can be done only after receiving approval from the Planning Board. The Zoning Enforcement Officer has authority to monitor actual site development for compatibility with the town's conditions of approval, and to begin proceedings against responsible parties to remedy violations of the ordinance. Problems are reported to the Town Supervisor for consideration by the Town Board and the assignment of punitive action, if necessary.

The Zoning Enforcement Officer screens the applications of all proposed actions to determine if they would occur within the LWRP area. For those that do, the completion of a Coastal Assessment Form (CAF) is required,

which is to be submitted to the Zoning Enforcement Officer, who in turn forwards it to the appropriate municipal agency.

e. Orleans County Planning Board

The Orleans County Planning Board will coordinate intermunicipal planning and review activities for the LWRP area. In accordance with Sections 239 l and m of the General Municipal Law, certain zoning actions must be referred to the County Planning Board for recommendation. In addition, the towns and Orleans County may enter into intermunicipal agreements under State law to coordinate coastal planning and development.

3. Procedures for Managing Local, State and Federal Actions

The towns' basis for approving local actions and reviewing federal and State actions are the policies and purposes of the LWRP, which are sustained in part by local land use regulations and permit procedures that are inherent to town government and the State Environmental Quality Review Law (SEQR).

The Town Board has ultimate authority for regulating local land use and development. It delegates various duties to the Planning Board, Zoning Board of Appeals, and Zoning Enforcement Officer.

Actions within the WRA are subject to municipal land use regulations. This requires the formal application to the Zoning Enforcement Officer for a construction permit, issuance of a zoning certificate for use, density and dimensional compliance prior to the start of construction, and issuance of a Certificate of Occupancy for compliance at the completion of construction.

All proposed private and public sector actions within the WRA are subject to consistency review. (See the Appendix to the LWRP.) Actions undertaken by an agency are either Type I or Unlisted as defined in SEQR regulations (6 NYCRR 617.2). These include approval, funding and direct actions.

a. Local Actions

A local agency can include the Town Board, Planning Board, Zoning Board of Appeals, Zoning Enforcement Officer, or any other body or officer of a town. Generally, the agency undertaking a direct action or responsible for approving an application for an action by another party shall be charged with making the consistency determination as part of its regular review procedure. In the event of a Type I action, however, responsibility for the consistency determination shifts to the respective town board.

For example, applications for a Site Plan Review or Special Permit are reviewed and acted upon by the respective Town Planning Board. If the proposed action is located within the WRA, the Planning Board must also issue a Certificate of Consistency. If the proposal meets or exceeds the threshold for a Type I action, such as a non-residential project consisting of over ten acres, the Town Board becomes responsible for making the consistency determination.

All requests for proposed actions within the LWRP area must be accompanied by a completed Coastal Assessment Form. The CAF submission and the town's internal review procedures provide for the majority of LWRP management, coordination and compliance activities. Applications and CAFs shall be submitted to the Zoning Enforcement Officer (ZEO), who will subsequently forward them to the appropriate municipal agency.

Actions found to be consistent with the LWRP will be issued a Certificate of Consistency. Except for ministerial actions, no permit or other authorization shall be issued until a consistency determination has been made, and a Certificate of Consistency has been granted by the appropriate agency after review in accordance with coastal assessment procedures. Inconsistent actions will be denied or modified based on the policies and purposes of the LWRP.

b. State and Federal Actions

The procedure for town review of federal and State actions for consistency with the LWRP is similar to the one used for local actions. Appendices C and D set forth the procedures for coordinating the local review with the federal and State approvals of actions within the three towns.

D. FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP

The financial resources of the towns and County are limited, thus implementation of the LWRP and successful waterfront revitalization must depend on outside assistance and private initiative. The towns and County have concentrated on proposed actions and projects that will promote interest in the waterfront, and thereby generate complementary private development. Generally, local and State government will be responsible for implementing preparatory actions and projects to encourage waterfront revitalization, while actual development and its financing will be undertaken by the private sector. Various grants-in-aid are anticipated to augment both local government and private sector resources.

The total cost of all public and private LWRP projects is estimated to be \$44,472,000 and \$1,599,500, respectively. These estimates exclude the costs of contingency actions, land acquisition, and design and engineering preparations, which are estimated to be a minimum of 30% of the above stated amounts.

1. Proposed Projects

LWRP projects are mostly concentrated in the Oak Orchard River/Bennett Farm area in the Town of Carlton, where the Oak Orchard River enters Lake Ontario. The major mixed-use projects are the Morrison site in Yates, Bennett Farm in Carlton, and Eagle Creek Marina in Kendall. Figure 5-1 presents a summary of all major projects and cost estimates.

Figure 5-1 LWRP Projects and Estimated Costs

* 1 = Towns 2 = Orleans County 3 = State Budget and Grants
 4 = Federal Budget and Grants 5 = Private Resources

<u>A. LWRP PROJECTS</u>		<u>ESTIMATED FUNDING</u>	<u>RESOURCES*</u>
		<u>COSTS (1990)</u>	
1.	<u>Shadigee</u> . Add fishing pier and scenic access to Lake Ontario, and expand parking and create park (Yates).	\$82,000	1,2,5
2.	<u>Morrison Site</u> . Develop major mixed-use project with inland harbor, commercial, recreational marine, residential and light industrial development (Yates).	\$24.3 million	1,2,3,4,5
3.	<u>Oak Orchard Marine Park</u> . Build boat docks, land ramp and parking facilities at the mouth of Oak Orchard River on the west shore, between Archibald Road and the West Federal Pier (Carlton).	\$1-3 million	3,4
4.	<u>Orleans County Marine Park</u> . Complete Phase II, including fish cleaning station, communication building, restroom, parking etc. (Carlton).	\$500,000	2,3
5.	<u>Bennett Farm</u> . Undertake major planned recreation development on 840 acres next to Point Breeze, with boat access, cultural facilities, retail services, and year-round recreation and parking (Carlton).	\$18.0 million	1,2,3,4,5

6.	<u>Eagle Creek Marina.</u> Expand existing marina facilities, including dredging and bulkheads for new mooring, walkways, a new boat launch ramp, and shoreline protection with riprap at the channel entrance (Kendall).	\$290,000	5
	SUBTOTAL (A)	<u>\$44,472,000</u>	
B. <u>LWRP ACTIONS</u>			
1. <u>Local Government Actions</u>			
a.	<u>LWRP Adoption.</u> Three towns.	---	1
b.	<u>Increase Access.</u> Create NYSDEC fishing easement access on 4 creeks (\$54,000), trails along the state parkway (\$67,000), and regulatory and planning measures.	\$121,000	1,2,3
c.	<u>Coastal Resource Management.</u> Conduct management studies for Marsh Creek and Oak Orchard River (\$54,000), maintaining the low bridge on elevations on Oak Orchard River to limit access to gorge.	\$ 54,000	2,3
d.	<u>Conservation Actions.</u> Monitor water levels. Identify cultural and archeological sites (\$8,000), and enact conservation districts.	\$ 8,000	1,2,3
e.	<u>Waterfront Rehabilitation.</u> Create highway signage and maps (\$14,500), conduct a recreation demand study (\$18,000), and create regulatory and planning measures.	\$ 32,500	1,2,3
f.	<u>Fish Habitat Protection.</u> Evaluate State designated habitats (\$36,000), and support State fish stocking programs and measures to enable fish populations to reproduce in nature.	\$ 36,000	3,4

g.	<u>Public Actions in Carlton.</u> Create a canoe launch on Johnson Creek (\$6,000), implement the State plan for Lakeside Beach State Park, provide pedestrian protection at The Bridges and Kuckville (\$850,000), clean up deteriorated structures in the gorge (\$12,000), and enact regulatory and planning actions.	\$868,000	1,2,3
h.	<u>Public Actions in Kendall.</u> Construct at-grade crossings at the LOSP pull-off (\$300,000), and enact conservation and agricultural zoning districts and other regulatory actions.	\$300,000	1,3
2. <u>Private Actions</u>			
a.	<u>Common Actions.</u> Implement best management practices to control runoff, and adopt zoning and site development controls.	\$100,000	1,2,3,5
b.	<u>Private Actions in Yates.</u> Install parking and landscaping at Shadigee (\$10,000), conduct a marketing study for and assemble land at the Morrison site (\$14,500), excavate an inland harbor at Morrison, construct shoreline protection structures (\$27,000) and enact zoning and planning measures.	\$ 51,500	1,5
c.	<u>Private Actions in Carlton.</u> Correct the flood problem at Green Harbor (\$14,000), conduct a market study for Bennett Farm (\$14,500), and enact zoning and planning measures.	\$ 28,500	1,5
d.	<u>Private Actions in Kendall.</u> Prepare Salvation Army Camp for limited public use.	---	5
SUBTOTAL (B)		\$1,599,500	

<u>C. LWRP MANAGEMENT</u>			
1.	<u>Planning/Coordination</u>	Town/County	1,2
2.	<u>LWRP Review/Evaluation</u>	Town	1
3.	<u>Enforcement</u>	Town	1
	SUBTOTAL (C)	---	
	<u>TOTAL OF A, B, AND C</u>	\$46,071,500	
	<u>DESIGN AND CONTINGENCIES (30%)</u>	\$13,821,500	
	<u>GRAND TOTAL</u>	<u>\$59,893,000</u>	

The full impact of waterfront revitalization in Orleans County will only be felt as the wide variety of public and private actions are implemented. These many actions are needed to prepare the area for actual projects, and the success of these projects depends upon how well and how quickly the proposed actions can be carried out. The revitalization effort does not rely exclusively on only one or two major projects.

2. Other Public and Private Implementation Actions

The total cost of preparing the specific feasibility studies, project designs, and engineering/financial packages, which are needed to trigger LWRP construction projects, are not yet fully defined. The funds for preconstruction actions and projects must be secured by the towns and County. Private preparation costs will be borne by the various project developers through conventional private sector means.

3. Management of the LWRP

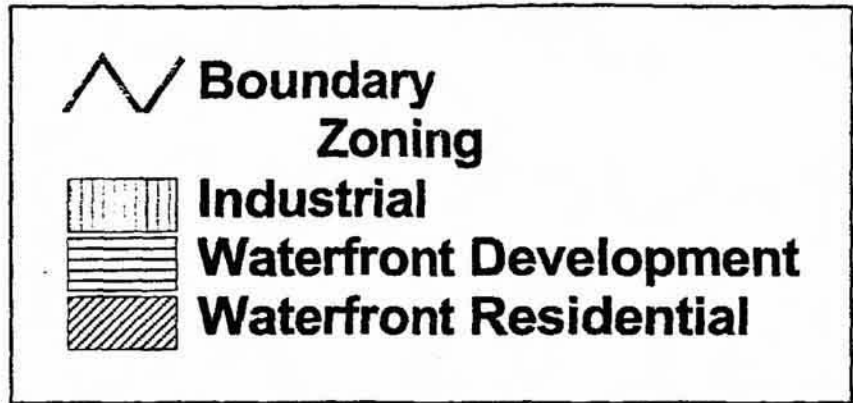
No new staff positions need to be created at this time to manage the LWRP.

K-Y-C - LWRP

Map 5.1

Coastal Zoning

**ORLEANS COUNTY
NEW YORK**



LAKE ONTARIO

