

SECTION II  
INVENTORY AND ANALYSIS

Contents

	<u>Page</u>
INVENTORY AND ANALYSIS.....	1
o Historic Overview of the Oswego Waterfront.....	1
o Description of Waterfront Revitalization Area.....	2
o Oswego Waterfront Resources and Opportunities.....	3
o Major Waterfront Development Issues.....	7
INVENTORY OF OPPORTUNITY SITES.....	8
o FIGURE 1: Opportunity Sites.....	9
o TABLE 1: Opportunity Sites.....	10
o TABLE 2: Zoning Summary.....	17
NATURAL RESOURCES INVENTORY.....	19
o FIGURE 2: Natural Resources Inventory .....	22
EXISTING LAND AND WATER USES.....	23
o FIGURE 3: Existing Land and Water Uses .....	27
DEVELOPMENTAL CONSIDERATIONS.....	23
o FIGURE 4: Developmental Considerations — I .....	28
o FIGURE 5: Developmental Considerations — II .....	29
COASTAL PUBLIC ACCESS AND RECREATION.....	25
o FIGURE 6: Coastal Public Access and Recreation .....	30

## OVERALL INVENTORY AND ANALYSIS

### Historic Overview of the Oswego Waterfront

Approximately 400 years ago, the Iroquois Indians moved from the area around Montreal and established a village at the mouth of the Oswego River where the river flows into Lake Ontario forming a natural harbor. At this point, trading activity was established; first, with other Indian tribes and later, with a succession of French, Dutch, British, and American traders. Oswego's advantage as a natural harbor was soon widely recognized and, by the 18th Century, over 200 Indian canoes loaded with pelts traded annually at Oswego.

In 1755, the British gained control of Oswego. Fortifications were erected and the construction of naval vessels dominated the waterfront as British military attention shifted to the Americans. Trading activity all but ceased during the Revolutionary War as American vessels were allowed only limited use of the port.

In 1779, Oswego was designated by the U.S. Congress as the first "official port of entry" in the United States west of the Atlantic Seaboard. A substantial trade in Onondaga salt was soon established as well as large-scale commercial shipbuilding which reached a peak in 1847 when 26 ships were built and launched at the Port of Oswego.

The opening of the Erie Canal in 1825 had an adverse economic impact on Oswego through the diversion of trade to Buffalo and Rochester but this situation was remedied in 1829 by the opening of the Oswego Canal which connected with the Erie Canal. The Oswego Canal greatly stimulated the salt trade which reached a value of over \$18 million in 1848. Within 25 years, however, the salt trade ended in Oswego as a result of new salt deposit discoveries in Canada, Michigan, and West Virginia.

As trade in salt declined, the importation of lumber from Canada grew in importance as an economic activity of the Port. Lumber was transhipped to canal boats for further shipment or was processed at lumber mills in Oswego prior to shipment. In addition to the lumber trade, a substantial grain milling industry was established with grain shipped to Europe and the Eastern United States. As a milling center, Oswego ranked in importance with such cities as Baltimore and St. Louis.

After 1870, Oswego's importance as a port gradually declined as Onondaga salt shipments were discontinued altogether, Canadian forests were clear-cut, and milling activity moved west to be closer to the grain fields. Coal trade provided a sustaining factor in maintaining some activity at the port during this period and, with the opening of the Welland Canal in 1931, a gradual return to a more active port was made possible. Even though a return to past high levels of activity was somewhat diminished with the introduction of extremely large ocean-going ships which require large quantities for shipment in order to justify calling at a port, commercial acti-

vity at the port has generally grown steadily, subject to national economic fluctuations. Recent trade activity has included such products as petroleum, cement, grain, aluminum, potash, twine, tomato paste, machine parts, salt, and fly ash.

### Description of the Waterfront Revitalization Area

The City of Oswego is divided in half along a north-south axis by the Oswego River, with a waterfront along the riverbanks as well as the Lake Ontario shoreline. This physical division has created strong East Side-West Side associations with the banks of the River being main points of reference for orientation.

Traveling in an easterly direction from the City's western boundary, the following alignment of land uses can be found:

- o State University of New York Oswego Campus;
- o Niagara Mohawk Corporation power plant;
- o Metropolitan Water Board water system intake and plant;
- o Breitbeck Park and Wright's Landing recreation areas;
- o Erie-Lackawanna coal dock;
- o U.S. Coast Guard Station;
- o Oswego Maritime Foundation Boating Education Center;
- o Port of Oswego cement silos, oil storage tanks, and bulk storage warehouse; and
- o White Maritime Museum.

Rounding the mouth of the Oswego River and traveling southeast, the following uses are found:

- o mixed use area including commercial properties (some with historic value) and a senior citizen's housing complex;
- o Bridge Street-West First Street commercial area and parking facilities;
- o Utica Street-West First Street commercial area interspersed with vacant/underutilized properties; and
- o hydroelectric dam.

Across the river, traveling west from the eastern boundary of the City, the following uses are found:

- o large tract of sparsely developed industrial land;
- o Hammermill Paper Company;
- o City Sewage Treatment Plant;
- o abandoned industrial building;
- o Fort Ontario Park, a State historic site;
- o a large residential neighborhood south of the abandoned industrial building and the Fort.

Continuing up river in a southeasterly direction, the following uses are

found:

- o Port of Oswego piers, warehouses, and administrative offices;
- o Oswego Marina;
- o NYS Department of Transportation property bordered by vacant/underutilized properties;
- o Bridge Street and East First Street commercial and office building area as well as the Harbor House Hotel; and
- o general commercial/industrial mixed-use area with vacant/underutilized properties extending along the riverbank to the hydroelectric dam.

Also located on the East Bank near the dam are locks for the Barge Canal System.

This list of land uses demonstrates the variety of waterfront activities within the City. It should be noted as well that, outside the City's jurisdiction, many initiatives have been taken to expand coastal activities that enhance the City's waterfront, including the State's fish stocking program, several boat launching ramps, and the Seaway Trail. When looking, therefore, at the Oswego waterfront, one is struck by the many resources and opportunities that are at hand.

#### Oswego Waterfront Resources and Opportunities

Unfortunately, perhaps, for today's visitor, many of the mills, docks, and other structures which for so long dominated the Oswego waterfront have been removed. Foundation walls can still be discovered, however, as a reminder of the past and several structures associated with the maritime trade still exist to provide the flavor of an active commercial port. Ironically, the earlier removal of many old structures now provides Oswego with resources and opportunities which would otherwise not have been available. These vacant and underutilized sites on or near the waterfront provide the City of Oswego with what may well be its most important single resource for stimulating development. Through the LWRP, the use of these sites will maintain and enhance the water resources, including the fish habitat and drinking water source of Lake Ontario. The lack of unique vegetative cover and the predominantly urban type of soil avoid developmental limitations that might otherwise exist on the use of the resources and opportunities available.

The identification of these resources comes at an opportune time; at a point in time when there is extensive interest in redeveloping urban waterfronts in New York State and along the Atlantic Seaboard. The desire to provide greater visual amenities, recreational opportunities and tourist attractions in the nation's waterfront areas has struck a responsive chord in Oswego, where attention is being focused on developing a mixed-use waterfront. The term mixed-use occurs frequently in discussing the Oswego waterfront and perhaps needs some clarification. Mixed-use refers to the variety of activities located in close proximity to each other. For

example, a given block might be home to a warehouse, professional offices, a parking garage, an hotel, several retail stores, a boat and fishing gear rental shop, houses, and an apartment building. This mixture is historically characteristic of the Oswego waterfront and provides vitality, excitement and interest in the downtown section of the City. Mixed-use development contrasts with areas where uses are separated from each other, resulting in areas characterized by one type of activity, such as housing or retail stores.

As a part of the Oswego Local Waterfront Revitalization Program (LWRP), an inventory of vacant or underutilized sites, or "opportunity sites", has been prepared. These sites are discussed in more detail in Part 2 of this section of the report. By bringing these opportunity sites into greater productive use, it is the City's intention to develop a combination of water-dependent or water-enhanced industrial, commercial, and recreational activities which will provide employment opportunities and other economic benefits as well as public access for recreation and tourism. Several major opportunities are being considered for utilizing the land and water resources available and the Oswego LWRP provides the City with a programmatic vehicle for focusing on its waterfront resources and planning for redevelopment.

A brief description of the Oswego waterfront should start by pointing out that one of the basic characteristics noticed by the visitor to Oswego is that the City is divided in half by the Oswego River. The banks on either side are channelized, so that the pedestrian is generally two to four feet above the water at the River's edge. On the Lake Ontario shoreline, there are areas where immediate contact with the water is possible. This physical division of the City has created strong East Side and West Side associations with the East and West Banks of the River being main points of reference for orientation.

On the far West Side, the campus of the State University at Oswego straddles the City's boundary with the Town of Oswego. The campus is next to the Niagara Mohawk Power Corporation's electric generating plant, whose chimneys serve as a point of reference for aviators, mariners, and motorists for miles around. Next to the power station is the water plant which draws water from Lake Ontario for distribution to a substantial portion of Central New York.

Next is Breitbeck Park and Wright's Landing, an extensive land and water recreation area which the City is expanding as federal funds are made available. Recent additions include boat launches, docking facilities, and a parking area. Immediately inland from Breitbeck Park and Wright's Landing, the land rises steeply to a residential area which offers interesting views of Lake Ontario.

East of Wright's Landing is the former Erie Lackawanna Coal Pier, one of two docks which extend into Oswego Harbor. The pier is only partially in use and is in need of substantial improvement to sustain more intensive use. A short, stony beach is east of the coal pier, followed by the Coast

Guard Station and a former sloop dry dock now in use by the Oswego Maritime Foundation as a Boating Education Center.

The most industrial portion of the waterfront, at least in appearance, constitutes the remainder of the Lake shoreline on the West Side. In this area, several large cement silos, oil storage tanks, and bulk storage warehouses are located. Among these industrial structures is the recently opened White Maritime Museum which contains exhibits of Oswego maritime history and life of seafarers on Lake Ontario.

Rounding the mouth of the Oswego River, the land slopes more gently from the river shore inland. Along the shore itself there are some historically significant structures, including Cahill's Fish Market and the Market House. An apartment building for senior citizens is a recent addition; a stormwater retention facility will also be built in this area and plans are underway for development of the West Side Linear Park which would extend approximately one mile along the West Bank.

The next landmark is the bridge over the Oswego River at Bridge Street, one of two bridge crossings in the City of Oswego. The Bridge Street area constitutes a major retail shopping center, including parking facilities. Extensive work has been undertaken, especially along West First Street, to rehabilitate the central business district through refurbishing of storefronts, improvements in vehicle circulation, parking and sidewalks, and street furniture and planting improvements. As a result of this work, the entire area is quite attractive and is enhanced by the restoration of such buildings as City Hall and the Pontiac Hotel, the latter now a senior citizen apartment building.

From the area around the Utica Street Bridge to the hydroelectric dam about one mile upstream, the mixture of land use activities is such that it is difficult to characterize the area. Commercial and retail activity is interspersed with vacant or underutilized sites. The City's plans for the West Side Linear Park will no doubt serve as a major impetus for change in this area, especially given the substantial amount of area available for redevelopment close to the river.

Across the river, starting at the City's eastern boundary with the Town of Scriba and moving along the Lake Ontario shore, there is a substantial amount of land available for development which is zoned for industrial use. Some of the land is already in active use, such as the Hammermill Paper Company, but there is also an extensive residential area separated from the lake by non-residential uses, principally the Fitzgibbons Building and Fort Ontario Park.

This northeastern sector of the City is not easily characterized due to the widely varying mixture of developed sites and vacant areas. One important exception is the well developed residential area in the vicinity of Fort Ontario. For the remainder, the City's zoning map classifies the northeastern section as an Industrial District. Despite this zoning, there are other non-industrial uses, including residential, commercial, a

cemetery, and vacant land. In some respects, therefore, an ambiguous development potential exists which probably will be resolved only when the development process begins to establish a clearer pattern of activity.

A prominent example of this ambiguous development potential is the Fitzgibbons plant (Opportunity Site #13), a vacant industrial building zoned for industrial use which has been available for reuse for many years. The site itself is over 10 acres and contains built floor area of 300,000 square feet. The enormous structure is considered by many to have few if any reuse possibilities, but demolition and clearance of the structure is too expensive for local authorities. However, if a way could be found to clear the site, a potentially very desirable residential site, including a panoramic view of Lake Ontario, would become available.

With respect to the natural character of the northeastern section of the waterfront area, there are no critical impediments to more intensive development. However, natural resources that would be adversely affected by development will receive appropriate protection through the City's waterfront development process.

Along the coast there are bluff areas and bedrock outcroppings of local geologic/topographic interest, a small private "beach" area, and habitats for wildlife characteristic of the area, particularly in the cemetery area. The use of the beach has been made undesirable due to drainage from a Pollution Abatement Service landfill containing hazardous materials. These have reportedly leached into Wine Creek, which empties at the "beach". Plans for hazardous waste cleanup will hopefully restore the area to full use in the future. More details are provided in the section on Natural Resources Inventory that follows.

Reference to "forest" areas in Figure 3 could perhaps more clearly be characterized as vacant land whose ground cover, having passed through various vegetative stages, has now reached the tree growth characteristic of areas where other productive uses are no longer pursued.

The area shown in Figure 3 as "public and semi-public institutional" reflects the previously mentioned cemetery.

Continuing in a westerly direction, the Port of Oswego Authority has its offices and some major facilities located at the mouth of the Oswego River on the East Side below the heights on which Fort Ontario and the surrounding residential areas are located.

The piers and warehouses of the Port Authority extend for some distance up the river and include the Oswego Marina and a popular local restaurant on property leased by the Port Authority. Extending along the East Bank are New York State facilities and land under the administration of the Department of Transportation which are used for the NYS Barge Canal System. Along the river bank and at various locations inland, there are additional opportunities for development on sites now vacant or underutilized which could be used to provide a mixture of recreational, industrial and commer-

cial activities.

North and south of the Bridge Street Bridge are various commercial and office buildings and the Harbor House Hotel. Further southward, from the railroad bridge and the Utica Street Bridge to the Niagara Mohawk hydroelectric dam, is a succession of buildings and sites, some of which are partially or entirely vacant or underutilized. The character of the area changes from general industrial/commercial to residential at the edge of the East Side neighborhood. Also located on the East Bank are the locks for the Barge Canal System.

#### Major Waterfront Development Issues

From this brief description of the Oswego waterfront, it is apparent that a number of potential sites are available for inclusion in the listing of "opportunity sites" to be discussed in detail in the following section. These sites could be developed for a variety of water-dependent and water-enhanced activities. In doing so, however, there are four major development issues to be addressed, as follows:

1. Which sites present the greatest potential in terms of attractiveness to private developers by virtue of site size, configuration, and location and how can these opportunity sites be brought into more active use?
2. Which sites offer the most suitable areas for public access, recreation, and tourism and what types of activities would be most appropriate in these areas?
3. How best can the waterfront area be developed to achieve a compatible mixture of industrial, commercial, recreational or other uses, allow for active use of the water by commercial shipping interests and the Port Authority operations, and provide for pleasure boating and shoreline fishing?
4. What private and public funding sources can be utilized in order to implement development proposals?

## INVENTORY OF OPPORTUNITY SITES

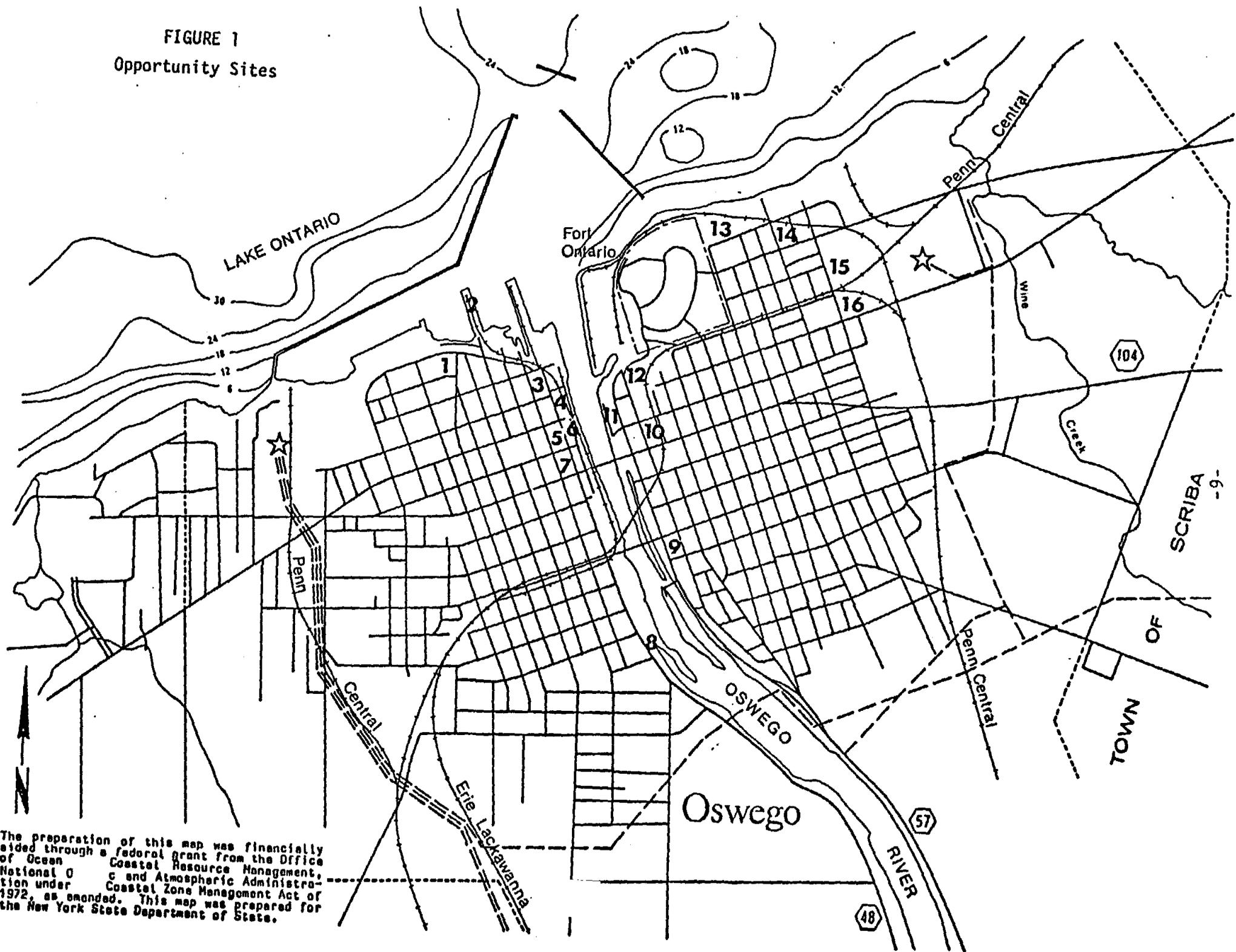
The Oswego waterfront area has a significant resource in the form of a substantial number of sites which are either vacant or could be redeveloped for more intensive use. In consultation with the City Engineer, the Community Development Director, and the Executive Assistant to the Mayor, potential sites were identified and submitted to the Waterfront Advisory Committee for review and approval. The list of approved sites which are presented on the accompanying map (see Figure 1), can accommodate a mixture of activities including commercial and industrial enterprises, recreation and tourist activities, retail stores and services, and housing. The development of these opportunity sites will have a significant impact on the visual quality of a more fully utilized waterfront and on the economic revitalization of the waterfront by stimulating new employment opportunities as well as additional sales and real estate tax revenues.

Accompanying the map of opportunity sites is a table which lists site characteristics of particular interest to potential developers (see Table 1). All of the opportunity sites have complete utility service and several have rail access. Three sites are adjacent to water and five sites are within approximately 300 feet of the shore.

Highway access is also good. On the West Side, State Route 48 (West First Street) joins Interstate Route 690, which, in turn, interchanges with the New York State Thruway (Interstate Route 90) northwest of Syracuse. On the East Side, East First Street becomes State Route 481 which connects with Interstate 81 and the New York State Thruway (Interstate 90) at Syracuse.

With respect to zoning, the opportunity sites are within one of six district categories: Neighborhood Business District (B-1); Central Business District (B-2); Redevelopment District (B-3); Industrial District (IN); Residential 3 District; or Residential 4 District. The uses allowed in each of the six districts are listed in Table 2.

FIGURE 1  
Opportunity Sites



The preparation of this map was financially aided through a federal grant from the Office of Ocean Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.

TABLE 1

OPPORTUNITY SITES

Site

No.

Site Characteristics

- #1 Lot Size: 42,161 square feet  
Ownership: Private ownership  
Utility Service: All utilities available  
Access: Bronson Street  
Zoning: Residential 4 District (R4)  
Development Constraints and Opportunities: Within 300 feet of the lakeshore; potential housing site.

This hillside site, fronting on Bronson Street, is located in a well-maintained residential neighborhood that contains a mixture of single family homes, multiple dwellings, and large residential structures associated with SUNY Oswego. Until recently, the only existing building on the site was the burned out shell of a large fraternity house which has been razed and removed. The site itself is very attractive, enjoying a good view of the lake from the hillside location.

The most appropriate reuse for this site is for multiple dwellings or for other uses of a residential nature including nursing home and extended care facilities or rooming/boardng houses. Neighborhood medical facilities or similar quasi-institutional uses would also be appropriate. Existing zoning requirements would accomodate these types of uses.

- #2 Lot Size: 167,500 square feet  
Ownership: Port of Oswego Authority  
Utility Service: All utilities available  
Access: Lake Street  
Zoning: Industrial (IN)  
Development Constraints and Opportunities: Site on water with adjacent landside parking.

This site, commonly referred to as the Coal Pier, has been identified in the Port of Oswego Development Study as an area suitable for recreational development. The pier has also been identified in the Uses and Projects section of this report as a potential site for additional boat docking facilities with accompanying parking and landscaping improvements. The pier area would also tie in well with a pedestrian connection to the northern terminus of the Riverbank Linear Park. These uses would be allowed under existing zoning and would complement the existing uses.

In order to advance the boat docking phase of development, an agreement must be reached with the Port of Oswego regarding long term use of the pier, engineering drawings must be prepared, and a funding source located. The pedestrian connection would then form the next logical link requiring negotiation of easements, dedication of publicly owned portions of the connecting way, design, and funding for construction.

TABLE 1 (cont'd)

Site No.	Site Characteristics
#3	<p><u>Lot Size:</u> 112,500 square feet  <u>Building Area:</u> 50,000 square feet  <u>Ownership:</u> Port of Oswego Authority  <u>Utility Service:</u> All utilities available  <u>Access:</u> W. First, W. Second, W. Van Buren, and Lake Streets  <u>Zoning:</u> Central Business District (B-2)  <u>Development Constraints and Opportunities:</u> Lease or purchase is negotiable; close proximity (300 feet) to water.</p>

This full block site now contains a very large building once used as a manufacturing facility. Current use of the site by Oswego Paper Converters is limited to the north end of the building; use of the remainder of the old factory is limited by the deteriorated condition of the building and there is some doubt as to whether renovation would be economically feasible. Following completion of the Port Development Study, it would be appropriate to ask the Port Authority to determine what the future of the existing building is to be and to investigate the feasibility of renovation, as opposed to demolition and clearance, allowing for redevelopment.

#4	<p><u>Lot Size:</u> 180,000 square feet  <u>Ownership:</u> City and privately owned  <u>Utility Service:</u> All utilities available  <u>Access:</u> Front, W. First, and W. Seneca Streets  <u>Zoning:</u> Central Business District (B-2)  <u>Development Constraints and Opportunities:</u> Site adjacent to water.</p>
----	--

This attractive waterfront site is largely vacant with the exception of a commercial fish market and outdoor cafe located in an attractive old stone building on the southeast corner of the site. Future development of the site could take one of several directions including multi-unit residential use, commercial use, or a combination of both. These uses would be allowed under the existing zoning and would complement the existing uses. Development of this site should be accomplished in a careful manner so that the water access is fully integrated into the development plan. The site also connects directly with the Linear Park and provides the logical connecting link from this section of the waterfront area to the Wright's Landing recreational complex. Future development should preserve a right-of-way for this connection which is discussed more fully in the Uses and Projects section of this report.

TABLE 1 (cont'd)

Site No.	Site Characteristics
#5	<p><u>Lot Size:</u> 106,250 square feet  <u>Ownership:</u> Privately owned  <u>Utility Service:</u> All utilities available  <u>Access:</u> W. First, W. Second, and W. Cayuga Streets  <u>Zoning:</u> Central Business District (B-2)  <u>Development Constraints and Opportunities:</u> Close proximity (300 feet) to water.</p>

This block sized site is partially developed but opportunities exist for increasing the value of existing properties through renovation and use of the upper floors. Use at present is commercial. Although the block is in close proximity to the water, there is no overriding need to tie redevelopment of this block to uses which are water dependent or water enhanced. Continued access to the waterfront is virtually guaranteed via West Cayuga and Seneca Streets which lead directly to the water's edge.

#6	<p><u>Lot Size:</u> 25,000 square feet  <u>Ownership:</u> City of Oswego  <u>Utility Service:</u> All utilities available  <u>Access:</u> Water Street  <u>Zoning:</u> Central Business District (B-2)  <u>Development Constraints and Opportunities:</u> Site adjacent to water.</p>
----	---

This long, narrow site forms the northern end of the Linear Park and no additional uses, other than the Park, are considered appropriate for this location. See the discussion of the Linear Park in the Uses and Projects section of this report for details relative to the development of this area.

#7	<p><u>Lot Size:</u> 30,000 square feet  <u>Ownership:</u> City and privately owned  <u>Utility Service:</u> All utilities available  <u>Access:</u> W. First, W. Second, W. Bridge and W. Cayuga Streets  <u>Zoning:</u> Central Business District (B-2)  <u>Development Constraints and Opportunities:</u> Site fronts on Bridge Street, a major shopping street.</p>
----	--

This Central Business District block offers a wide variety of redevelopment options of a commercial nature, all of which are permitted uses under the City Zoning Ordinance. Responsibility for developing viable proposals and determining financing options rests with the City Community Development Office.

TABLE 1 (cont'd)

Site  
No.

Site Characteristics

- #8 Lot Size: 240,000 square feet  
Ownership: Privately owned  
Utility Service: All utilities available  
Access: W. First Street  
Zoning: Neighborhood business (B-1)  
Development Constraints and Opportunities: Site adjacent to water.

This large site overlooks the hydroelectric dam on the Oswego River and is adaptable for all uses permitted in the Neighborhood Business zone. The Linear Park will, upon completion, run on the river side of the property. New development should tie into the park where possible and maintain visual relationship with the river where direct contact is not possible.

- #9 Lot Size: 60,984 square feet  
Ownership: Privately owned  
Utility Service: All utilities available  
Access: E. Utica & E. First Streets  
Zoning: Industrial District (IN)  
Development Constraints and Opportunities: Adjacent to Oswego River; possible multiple use vacant building/site.

This large, developed site is the location of a vacant factory building and auxillary structures which have the potential for a variety of new uses. The style and materials of the buildings suggest reuse as opposed to demolition because they are typical of riverfront building in the northeast and similar structures have been successfully renovated in other communities. The block is currently zoned for industrial use but, given modern production requirements, it is doubtful that a viable industrial/manufacturing reuse could be identified for the area. To promote reuse of this site, the City will consider proposals which comply with the Redevelopment District, B-3 regulations and will entertain requests for rezoning or for a use variance.

- #10 Lot Size: 66,000 square feet  
Ownership: Privately owned  
Utility Service: All utilities available  
Access: E. Second, E. Third, E. Cayuga, & E. Bridge Streets  
Zoning: Central Business District (B-2)  
Development Constraints and Opportunities: Site is partially in use -- but more intensive use is desirable.

This site is partially developed as a shopping plaza but more intensive use of the plaza should be considered. Achieving this objective is likely to be very difficult because a complete review of the current plaza operations coupled with redesign of major portions of the block would be necessary. Consequently, while this site is listed as an opportunity site, there are a number of other sites within the waterfront area which should receive a higher priority in the waterfront revitalization program.

TABLE 1 (cont'd)

Site  
No.

Site Characteristics

- #11 Lot Size: 30,000 square feet  
Ownership: Publicly owned  
Utility Service: All utilities available  
Access: E. First & E. Cayuga Streets  
Zoning: Central Business District (B-2)  
Development Constraints and Opportunities: Adjacent to water.

This is the site of the Barge Canal Terminal, owned by the State of New York Department of Transportation. Although the site is somewhat narrow, it offers many opportunities for attractive waterfront development, particularly for recreation, public access and related uses. Initial discussions with DOT regarding future plans for the property have begun and there are indications that more intensive development for recreational uses is a real possibility. These discussions should be pursued and, when necessary, appropriate community actions undertaken to promote future development of the property as a recreational resource.

- #12 Lot Size: 275,000 square feet  
Ownership: Privately owned  
Utility Service: All utilities available  
Access: E. Second, E. Third, and E. Cayuga Streets  
Zoning: Central Business District (B-2)  
Development Constraints and Opportunities: Site is partially in use - but more intensive use is desirable.

This large parcel currently houses a grocery store, fabric shop and branch bank with attendant parking facilities. The site is large enough to provide development space for other uses of a similar nature and, as the demand for commercial space on the east side of the river grows, there is some likelihood that additional development would occur at this location. If such proposals are put forth, the City will need to evaluate each one in light of its compatibility and potential impact and, where feasible, support new development on this site.

TABLE 1 (cont'd)

Site No.	Site Characteristics
#13	<p><u>Lot Size:</u> 480,000 square feet  <u>Building Area:</u> 300,000 square feet  <u>Ownership:</u> Port of Oswego Authority  <u>Utility Service:</u> All utilities available  <u>Access:</u> E. Ninth, E. Tenth and Mercer Streets  <u>Zoning:</u> Industrial District (IN)  <u>Development Constraints and Opportunities:</u> Excellent view of Lake Ontario. Close proximity (200 feet) to water.</p>

This site contains the now partially vacant Fitzgibbons Building, an old industrial manufacturing facility with many years of disuse and deterioration. A portion of the west side of the building is now leased to Alcan Aluminum for storage; the remainder of the building is almost a derelict structure requiring an enormous capital investment for reuse in its present form. Future use of the site and building is addressed in the Port Development Study and will be incorporated into the Waterfront Program when this information is available.

#14	<p><u>Lot Size:</u> 177,750 square feet (20 parcels)  <u>Ownership:</u> private ownership  <u>Utility Service:</u> All utilities available  <u>Access:</u> Mercer, E. Eleventh, Water &amp; E. Twelfth Streets  <u>Zoning:</u> Residential 3 District (R3)  <u>Development Constraints and Opportunities:</u> Adjacent to rail line.</p>
-----	--

This site, extending over the northern half of two blocks fronting on Mercer Street, is open land in a basically residential neighborhood. Even though adjacent uses to the north include the City's Sewage Treatment Plant, the site appears to be highly suited for multiple unit residential development. (The STP does not negatively impact the site). Given the current dearth of Federal/State assistance programs for housing which is not expected to improve in the foreseeable future, private development of the site will probably be necessary. In any event, an analysis of the site should be undertaken to determine the possibilities for development.

#15	<p><u>Lot Size:</u> 414,770 square feet (six parcels)  <u>Ownership:</u> Multiple private ownership  <u>Utility Service:</u> All utilities available  <u>Access:</u> Mitchell, E. Van Buren, E. Schuyler &amp; E. Twelfth Streets  <u>Zoning:</u> Industrial District (IN)  <u>Development Constraints and Opportunities:</u> Adjacent to rail line.</p>
-----	--

Description continued on following page under Site #16.

TABLE 1 (cont'd)

<u>Site No.</u>	<u>Site Characteristics</u>
#16	<u>Lot Size:</u> 148,975 square feet <u>Ownership:</u> Private ownership <u>Utility Service:</u> All utilities available <u>Access:</u> E. Seneca, E. Twelfth & E. Schuyler Streets <u>Zoning:</u> Industrial District (IN) <u>Development Constraints and Opportunities:</u> Adjacent to rail line.

Both Sites 15 and 16 are large open areas within the Waterfront Planning Area which are suitable for future industrial development. While both sites are reasonably close to the waterfront, they need not be reserved for water-dependent or water-enhanced uses as neither has a direct physical relationship to the water. The driving development force here will, most probably, be the presence of the railroad with opportunities for spurs and sidings. Connections such as these would benefit area residents as well as future employees of industry which might locate in these areas.

TABLE 2

ZONING SUMMARY

<u>District Classification</u>	<u>Uses Permitted by Right</u>	<u>Uses Allowed by Special Permit</u>
Neighborhood Business District (B-1)	Retail store & service; business office; personnel service; restaurant & bar; hotel & motel; religious institution; community center; indoor recreation; club; accessory use.	Gasoline station & car wash; drive-in service; wholesale store; public utility facility; commercial parking; automobile sales; funeral home; other commercial uses upon the finding that such use is compatible with those permitted & which will not be detrimental to other uses within the district or to adjoining land use; multiple-family dwelling; one- & two-family dwellings.
Central Business District (B-2)	Same as B-1, plus funeral home.	Same as B-1, except funeral home.
Redevelopment District (B-3)	Multiple family dwelling; bank; professional, governmental & business office & studio; retail shop & service establishment including caterer; hotel, motel, place of assembly; eating & drinking establishment except for drive-in or curb service establishment; parking lot & garage structure, not accessory to other permitted use; sewage pumping station owned by a public authority; canal lock gatehouse; public utility facility; bus passenger shelter, providing no more than 20 seats in open roofed structure; park; accessory use.	No additional uses may be allowed by a special permit.
Industrial District (IN)	Enclosed manufacturing industries; enclosed warehouse or wholesale use; public utility facility; enclosed service & repair; enclosed industrial processes & service; machinery & transportation equipment sales service, & repair; freight or trucking terminal; gasoline station, car wash; animal hospital; garage; parking; accessory use.	Open storage yard; drive-in theater; retail store; quarry, excavation, earth moving; other industrial & commercial uses upon the finding that such use is compatible with those permitted & which will not be detrimental to other uses within the district or to adjoining land uses.

TABLE 2 (cont'd)

<u>District Classification</u>	<u>Uses Permitted by Right</u>	<u>Uses Allowed by Special Permit</u>
Residential 3 (R-3)	One-family and new two-family dwellings; school; religious institution; parking; whole-sale use on property at 253-255 E. Tenth St.; accessory use.	Home occupation; public utility facility; outdoor recreation, community center; hospital, nursing home, convalescent home & clinic; club; philanthropic institution; barber shop, beauty parlor; professional, medical & dental offices; funeral home; internal conversion or additions to two-family dwellings.
Residential 4 (R-4)	One-family and new two-family dwellings; multiple-family dwelling; school; religious institution; parking; accessory use.	Same as R-3 except convalescent home & clinic, funeral home; plus boarding house & dormitory.

## NATURAL RESOURCES INVENTORY

Several natural resource factors are important to the Oswego coastal area and have an important role in the Oswego waterfront revitalization program. In order to conserve these natural resources, development proposals submitted to the City for approval are reviewed to determine potential benefits and adverse impacts. Wherever possible, project developers will be encouraged to include measures to enhance natural resource conservation and minimize unavoidable adverse impacts. The City's planning and zoning review process is viewed as a key measure for maintaining and enhancing coastal area natural resources. The natural resources applicable to the Oswego LWRP are shown on a map of Oswego in Figure 2 and are listed below:

- o scenic vistas;
- o significant fish and wildlife habitats;
- o unique topographic/geologic areas;
- o beaches.

The natural resource element that is considered by far to be most important, and therefore of statewide significance, is the Oswego Harbor and River area shown in Figure 2. The area is important for fish and waterfowl populations.

### Scenic Vistas

Locally important scenic vistas include views of Lake Ontario from Wright's Landing, Fort Ontario, and the coastal bluffs east of the fort and views of the Oswego River from vantage points on both the east and west banks.

### Fish and Wildlife Habitats

The substantial areas currently identified as habitats in Figure 2 include the Oswego Harbor and River areas as well as land areas near the eastern lakeshore of the City. The fish habitats provide excellent sports fishing opportunities. Chinooks, cohos, brown and lake trout, and steelheads are the predominant species within these fisheries.

Oswego Harbor is a waterfowl wintering area, which results from the open water that is created by warm water, particularly that coming from the Niagara Mohawk power plant discharge. It is for this reason that the area outside the breakwalls is in the process of being evaluated by DEC for possible designation as a "significant coastal habitat". The waterfowl population includes scaup, common goldeneye, mergansers, black duck, mallard, oldsquaw, canvasback, and bufflehead.

The fish and wildlife habitat on the Oswego River extends southward to the Niagara Mohawk Power Dam, as shown in Figure 2. This area provides good sports fishing opportunities for smallmouth bass and walleyed pike. DEC indicates that the Oswego River also attracts a productive salmonid fishery based on Pacific salmonids. The potential for a lake trout fishery is also high here. The reason for the existing concentration of sport fish is a high concentration of gizzard shad. DEC also indicates the Oswego River as a probable lake sturgeon habitat.

The landside areas are generally limited by the lack of undisturbed natural habitats for wildlife, according to DEC. The area shown in Figure 2 as a wildlife habitat (northeast area of City) is not significant from a statewide perspective. The wildlife consists of the more or less ubiquitous varieties, such as robins and catbirds; much of the area is used as a cemetery.

DEC has indicated that any activity that would substantially degrade water quality or reduce flows in the Oswego River could affect the biological productivity of this area. All species of fish and wildlife may be adversely affected by water pollution, such as chemical contamination (including food chain effects), oil spills, excessive turbidity or sedimentation, and waste disposal. Continued efforts should be made to improve water quality in the River, which is dependent upon controlling discharges from combined sewer overflows, industrial point sources, ships, and nonpoint sources throughout the watershed. Spills of oil or other hazardous substances are an especially significant threat to waterfowl concentrations in the Oswego River area. Fluctuating water levels and diversion of flows resulting from hydroelectric power generation at Varick dam represent significant potential impacts on the habitat, including affecting warmwater fish spawning in the River. A primary concern is the need to provide adequate spillage over the dam to permit lake sturgeon survival, and possibly, successful reproduction. Because of the year-round fish and wildlife use of the area, maintenance dredging activities at any time of year could affect certain species; such activities should be minimized, and when necessary, be completed in as short a time period as possible. Thermal discharges, depending on time of year, may have variable effects on use of the area by aquatic species and wintering waterfowl. Installation and operation of water intakes could have a significant impact on juvenile (and adult, in some cases) fish concentrations, through impingement or entrainment. Public access to this area should be maintained or enhanced to ensure that adequate opportunities for compatible human uses of the fish and wildlife resources are available.

#### Unique Topographic/Geologic Areas

Figure 2 identifies areas along the Lake Ontario eastern shoreline as unique topographic/geologic areas. These consist of bluffs and bedrock outcroppings which are of local, but not statewide interest. These areas are not under development pressure but, if this condition should change, the City's intent is to protect natural resources from undesirable encroachment with appropriate protection through the City's land development review process.

#### Beaches

Two areas, one on the East Side and one on the West Side, are identified in Figure 2 as beach sites, both of which are privately owned and considered only nominally as beaches. The eastern beach area, know locally as Smith Beach, is not open for public use. A question has been raised as to whether the toxic waste site on Wine Creek, formerly operated by Pollution Abatement Service, Inc., has adversely affected the beach or the water quality to the point of making the beach unsuitable for use. Wine Creek empties at Smith Beach. If this problem can be solved, the establishment of a beach for public use would

enhance the waterfront area by providing additional public access. This assumes that questions pertaining to the current private ownership of the beach and surrounding areas can be answered in support of such a public facility. Figure 6 shows the Smith Beach area as a potential public access site, reflecting either public or private development of the site for public use.

With respect to problems associated with the former Pollution Abatement Service, DEC's Division of Solid and Hazardous Waste currently is conducting an environmental assessment of Wine Creek and its major tributary, White Creek, in the area around and downgradient from the abandoned Pollution Abatement Services hazardous waste facility. The study is designed to determine primarily if any current or residual impact to the stream systems exists and, if so, what types of remedial responses would be appropriate. Smith's beach will be considered to a limited extent in this study, which is expected to be completed in the spring of 1986. The PAS site is scheduled for remedial action during the summer of 1986, which will eliminate any further impact on Wine Creek from the toxic wastes at the site.

The western shore area includes a private beach area adjacent to the residence of the President of SUNY Oswego which, because of its proximity to the residence, may not be suitable for public access. However, this site is shown as a nominal beach area in Figure 2.

NATURAL RESOURCES INVENTORY

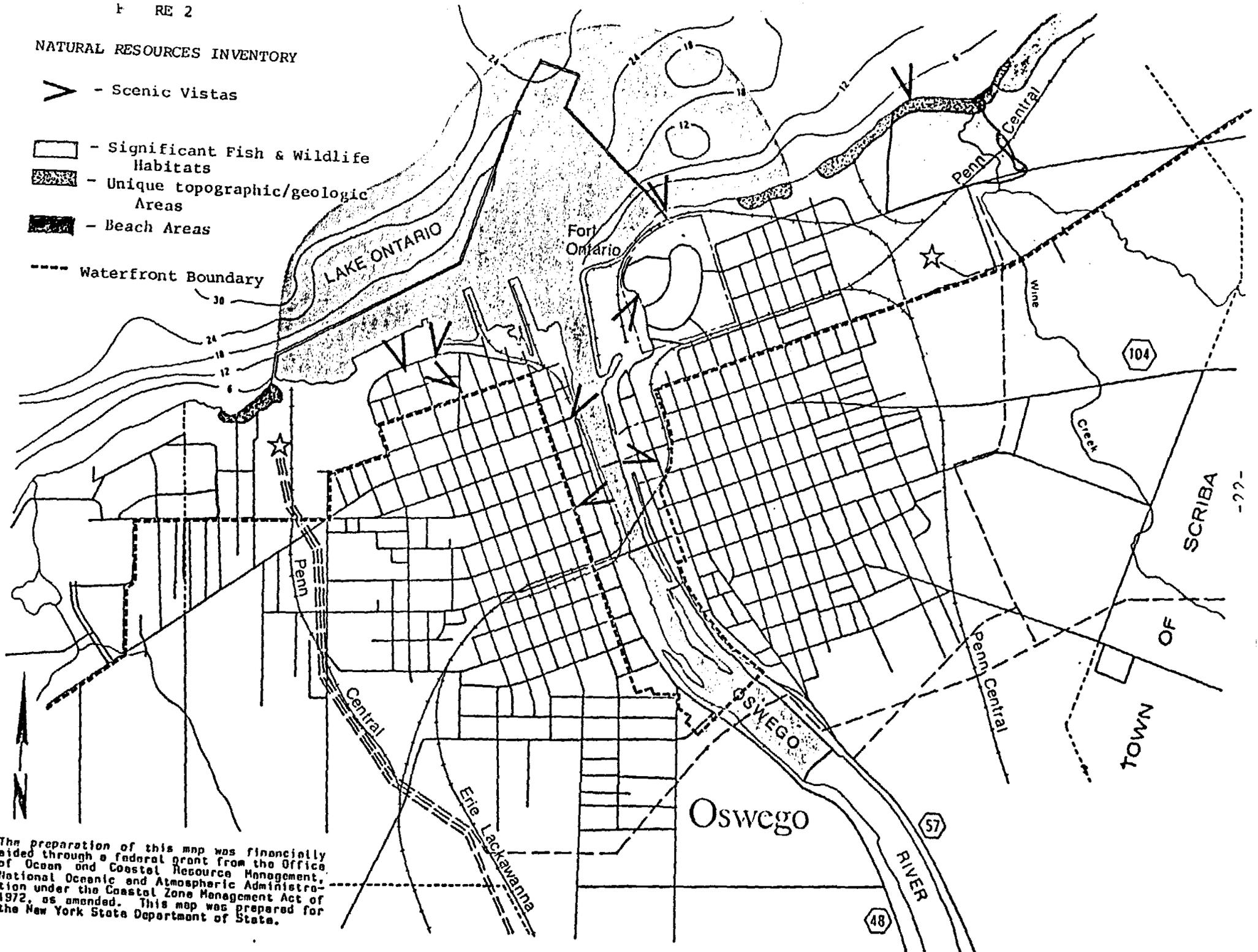
∨ - Scenic Vistas

□ - Significant Fish & Wildlife Habitats

▨ - Unique topographic/geologic Areas

■ - Beach Areas

--- Waterfront Boundary



The preparation of this map was financially aided through a federal grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.

SCRIBA  
TOWN OF

## EXISTING LAND AND WATER USES

The existing uses of the waterfront were described previously in this Chapter under Description of Waterfront Revitalization Area and Oswego Waterfront Resources and Opportunities, beginning on Page 2. Figure 2 shows the fish habitat in the Oswego Harbor and River. The associated fishing activity is identified in Figure 6 in terms of public access and recreation sites. Figure 3 shows the distribution of land uses within and adjacent to the Oswego coastal boundary. Many of these land uses also extend over the water, particularly with respect to the Port's commercial shipping activities and the City's recreation areas shown in Figures 3 and 6. Normally these activities operate without significant mutual interference.

## DEVELOPMENTAL CONSIDERATIONS

Factors to be considered in developing land within the Oswego waterfront area consist of:

- o flood plains (see Figure 4);
- o wetlands (see Figure 4);
- o public sewer and water areas (see Figure 4);
- o areas of critical erosion (see Figure 4);
- o historic/archeologic sites and districts (see Figure 5);
- o areas of high water table (see Figure 5);
- o steep slopes (see Figure 5); and,
- o coastal water classification (see Figure 3).

### 1. Flood Plains, Wetlands and Public Sewer and Water Service Areas

Flood plains, wetlands and sewer and water service areas are shown in Figure 4. The flood plain area along the City's river and lake shore is minor and does not constitute a problem of any magnitude.

The wetlands are located along the southern boundary of the City and also along the eastern and northeastern parts of the City. Of the seven enumerated wetlands (see Figure 4), two are very disturbed (OE 1 and OE 12), one of which (OE 1) is very adversely affected by the PAS toxic waste site and other dumping. Two other wetlands are of significance locally (OE 28 and OW 13), although the latter is despoiled by filling and garbage dumping by adjacent residents. Wetland OE 28 was described in the wetlands field sheets as a beautiful coastal swamp and OW 13 as a beautiful clay marsh-like swamp despite disturbances.

The entire City is within public sewer and water service areas and served by two wastewater treatment plants; the Eastside STP provides secondary treatment with a design flow of 3.0 MGD; the Westside STP provides tertiary treatment with a design flow of 4.0 MGD.

With respect to flood hazard concerns, the areas subject to flooding are very narrow and are publicly owned, the use of which is open space/recreation. The flood hazard is therefore considered negligible in Oswego and no private development is anticipated that would appreciably change this situation. The pattern of public ownership of the shoreline is

expected to continue. In addition, Oswego County has an extensive emergency management program, if that should ever be needed.

## 2. Areas of Critical Erosion

The areas of critical erosion, as determined by the NYS Department of Environmental Conservation, are shown in Figure 5. The City has adopted a coastal erosion hazard ordinance as part of the LWRP.

## 3. Historic and Archeologic Sites and Districts

The historic and archeologic sites of national and local importance are shown in Figure 5. The historic sites include:

### East Side

- 1 Richard Bates House Museum, 135 E. Third St. (National Register)
- 2 Oswego City Library, 120 E. Second St. (National Register)
- 3 Oswego County Courthouse, E. Oneida St.
- 4 Fort Ontario (National Register)

### West Side

- 5 Cahill Fish Market, W. Seneca & W. First Sts. (National Register)
  - 6 Oswego Market House, W. Bridge & Water Sts. (National Register)
  - 7 Pontiac Hotel, 225 W. First St. (National Register)
  - 8 Oswego City Hall, W. Oneida St. (National Register)
  - 9 Federal Building, W. Oneida St. (National Register)
  - 10 Sloan Hawley House and Carriage House, 107 W. Van Buren St.
  - 11 Sheldon Hall, Washington Blvd. & Sheldon Ave. (National Register)
- (These sites are shown in Figure 5, as numbered above.)

Archeologic sites of potential significance have been identified in the waterfront area. National Registry of Historic Places eligibility documentation has been prepared for the Oswego West Side Archeological District, which is shown in Figure 5. Archeological data has been recovered from a number of sites within the district and a final report is in preparation.

In addition to the historic sites, the Franklin Square Historic District has been added to the National Register (see Figure 5). This district includes, among other sites, a house of historic importance at 49 West Fifth Street. The boundaries of the Franklin Square Historic District are:

West Fifth Street: west side from two houses north of Van Buren to the Elks on the SW corner of Bridge Street, 30 to 140 (140 has been demolished).

West Fourth Street from Cayuga to Bridge Street: west side 102 to 128; east side 105 to 123.

West Third Street from Seneca to Bridge Street: west side 104 to 116; east side 77 to 119.

West Seneca from Third to Fifth: north side 35 to 53; south side 60.

West Cayuga: north side from Third to Sixth plus small building attached to the rear of the Welland (which should be decertified; listing error), 31 and 67 to 73; south side from West Third to West Fifth 40-62.

West Bridge Street: from NW corner of Fourth to the west side of West Fifth on the north side 69 to 73; from the SW corner of Fourth to SW corner of Fifth on the south side 62 to 74.

Finally, an historic district, to be known as the Westbank Historic District, is now being identified and documentation prepared for submission for inclusion in the National Register (see Figure 5). The approximate boundaries of the Westbank Historic District are:

West First Street: from Oneida to midway between Market Street Alley and Cayuga on the east side (stop at empty lot); from Oneida to the Matador Building on the west side.

West Bridge Street: from the Oswego River across First Street and possibly up to the west side of Second Street.

The Oswego Theatre on West Second might also be included.

#### 4. Areas of High Water Table and Steep Slopes

Figure 5 shows areas having a high water table and steep slopes.

#### 5. Coastal Water Classification

Pursuant to the Federal Clean Water Act of 1977 (PL95-217), the State has classified its coastal and other waters, in accordance with considerations of best usage in the interest of the public, and has adopted water quality standards for each class of water. As part of this State program, Lake Ontario in the vicinity of the City of Oswego has been classified "A", for which the best use is designated public water supply with filtration and disinfection. The portion of the Oswego River within the City's boundaries is classified "C", for which the best use is designated as fishing. The water classifications "A" and "C" are shown where appropriate in Figure 3.

### COASTAL PUBLIC ACCESS AND RECREATION

The public has had a moderate amount of access to the coastal area of Oswego for many years and recent improvements, some not yet completed, will have a substantial positive impact on public access to the Oswego waterfront. Figure 6 shows public access and recreation sites identified by the St. Lawrence-Eastern Ontario Commission's report, Coastal Public Access and Recreation in the St. Lawrence-Eastern Ontario Region; An Inventory and Analysis of Sites Under Local Government Jurisdiction (Final Report, July 1983). Figure 6 shows areas which now exist (Breitbeck Park, Wright's Landing, and a portion of the West Bank Linear Park); the access area now awaiting funds for implementation (a portion of the West Bank Linear Park); and areas identified as having potential for public access and recreational use. Further discussion of these sites is included in Section IV, Projects #1, #2, #3 and #4.

One area along the Oswego River has been identified as having a potential for Linear Park development on the East Bank. This extends from the Port Authority property to the power dam. The land in question is owned by the NYS Department of Transportation as part of the State's Barge Canal System. DOT is currently examining the possibility of developing the site in question for public access. A second area is on the shore of Lake Ontario east of the Oswego River at a site known as Smith Beach which has been discussed in a previous section on the Natural Resources Inventory. Finally, the suggestion has been made that the breakwalls provide excellent fishing opportunities. With respect to the eastern breakwall, a bridge access of some type could be constructed and the breakwall itself capped and a railing attached. The breakwall is shown in Figure 6 for potential public access. Further discussion of these sites is included in Section IV, Projects #5 and #6.

With respect to the western breakwall, the City currently has an agreement with Niagara Mohawk Power Corporation permitting public access to the breakwall over Niagara Mohawk property. However, the breakwall appears in need of repair, capping and a railing to provide greater safety. Since the current breakwall condition is less than suitable for public access, Figure 6 identifies the breakwall as a potential rather than existing site, in order to avoid encouraging further use of a less than safe facility.

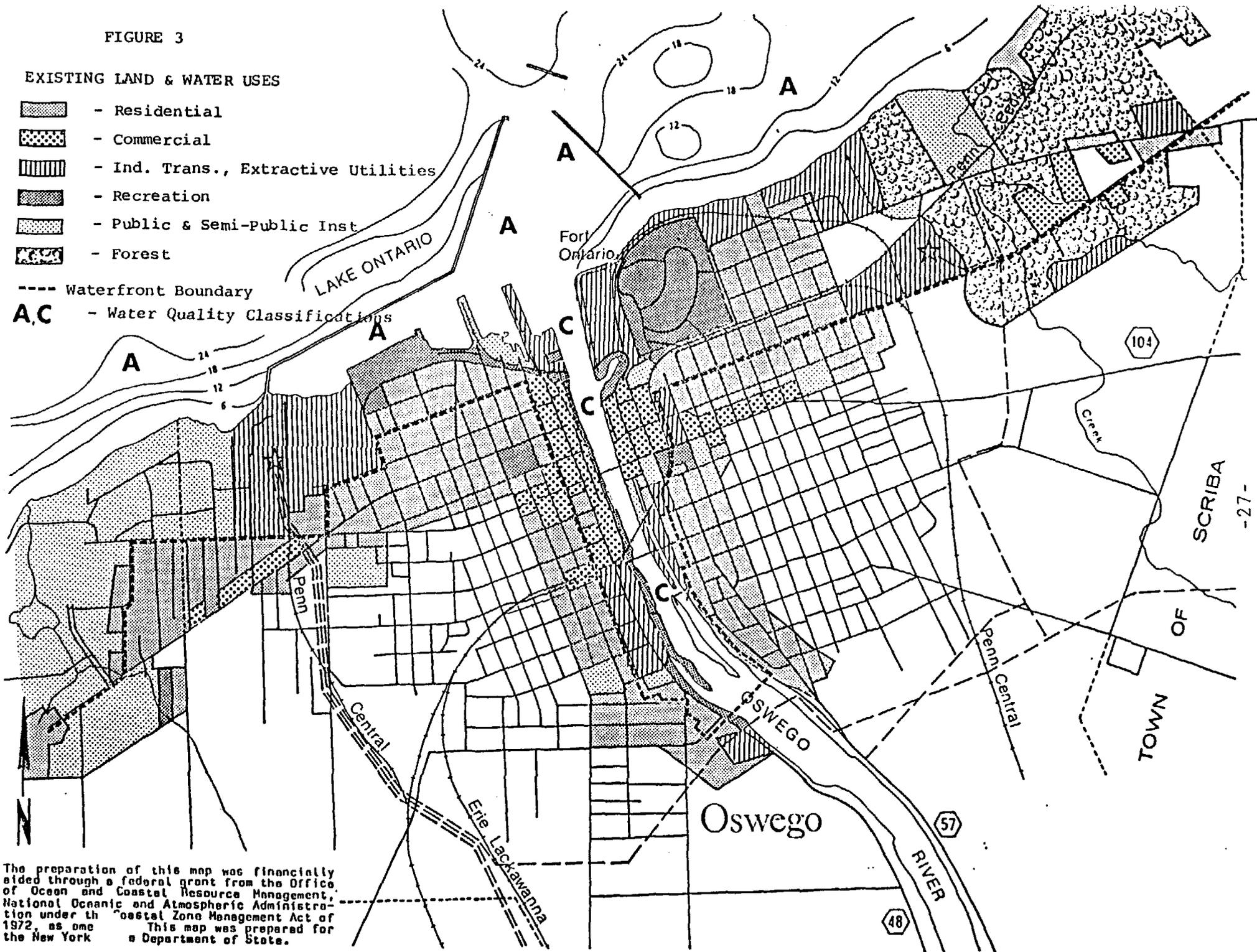
FIGURE 3

EXISTING LAND & WATER USES

-  - Residential
-  - Commercial
-  - Ind. Trans., Extractive Utilities
-  - Recreation
-  - Public & Semi-Public Inst
-  - Forest

--- Waterfront Boundary

A,C - Water Quality Classifications



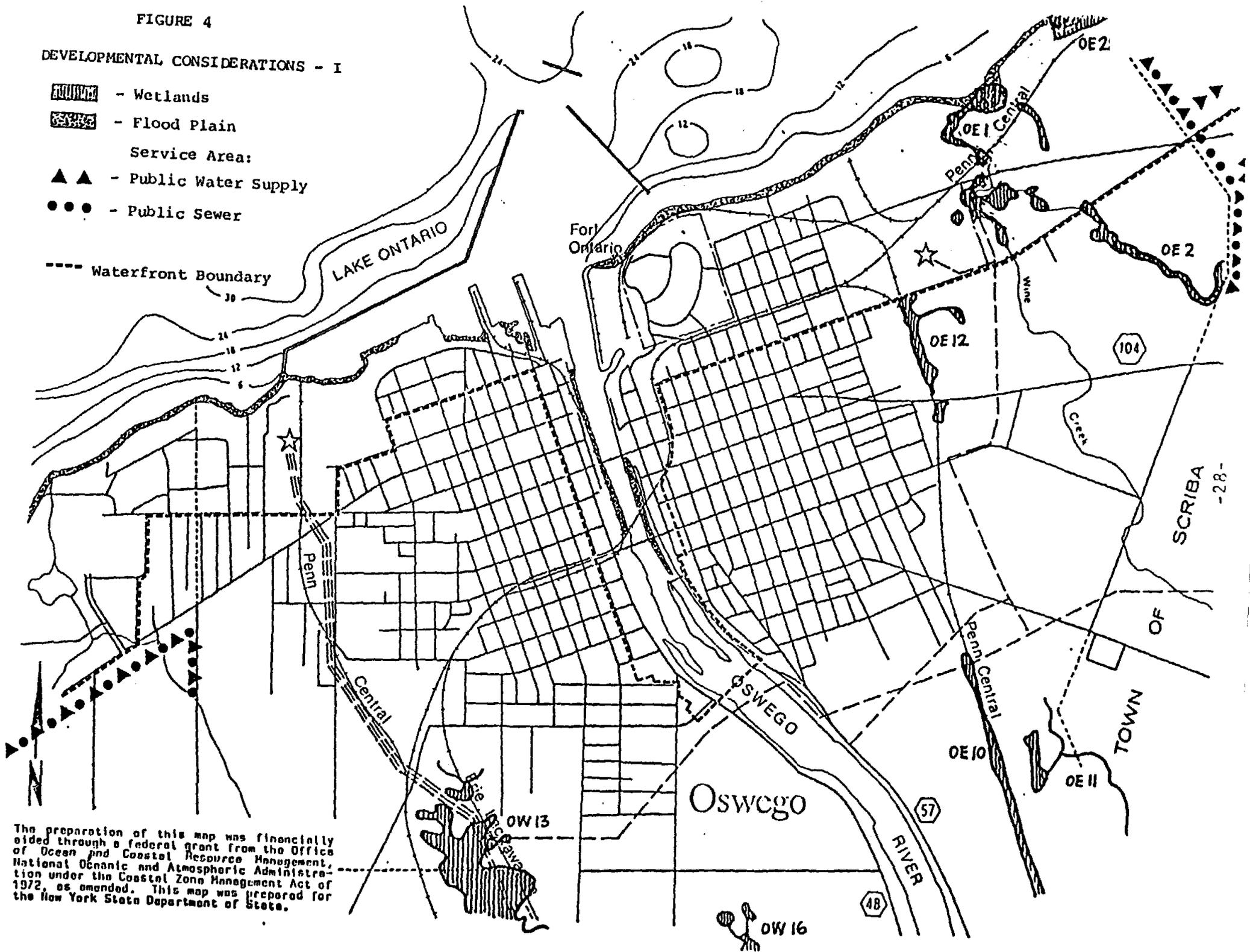
The preparation of this map was financially aided through a federal grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.

FIGURE 4

DEVELOPMENTAL CONSIDERATIONS - I

-  - Wetlands
-  - Flood Plain
- Service Area:
-  - Public Water Supply
-  - Public Sewer

----- Waterfront Boundary



The preparation of this map was financially aided through a federal grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.

SCRIBA  
-28-

TOWN

OF

Oswego

OW 16

RIVER

OSWEGO

Fort Ontario

LAKE ONTARIO

Penn

Central

Penn Central

Wire

104

57

48

OE 12

OE 10

OE 11

OE 2

OE 2

OE 1 Central

OW 13

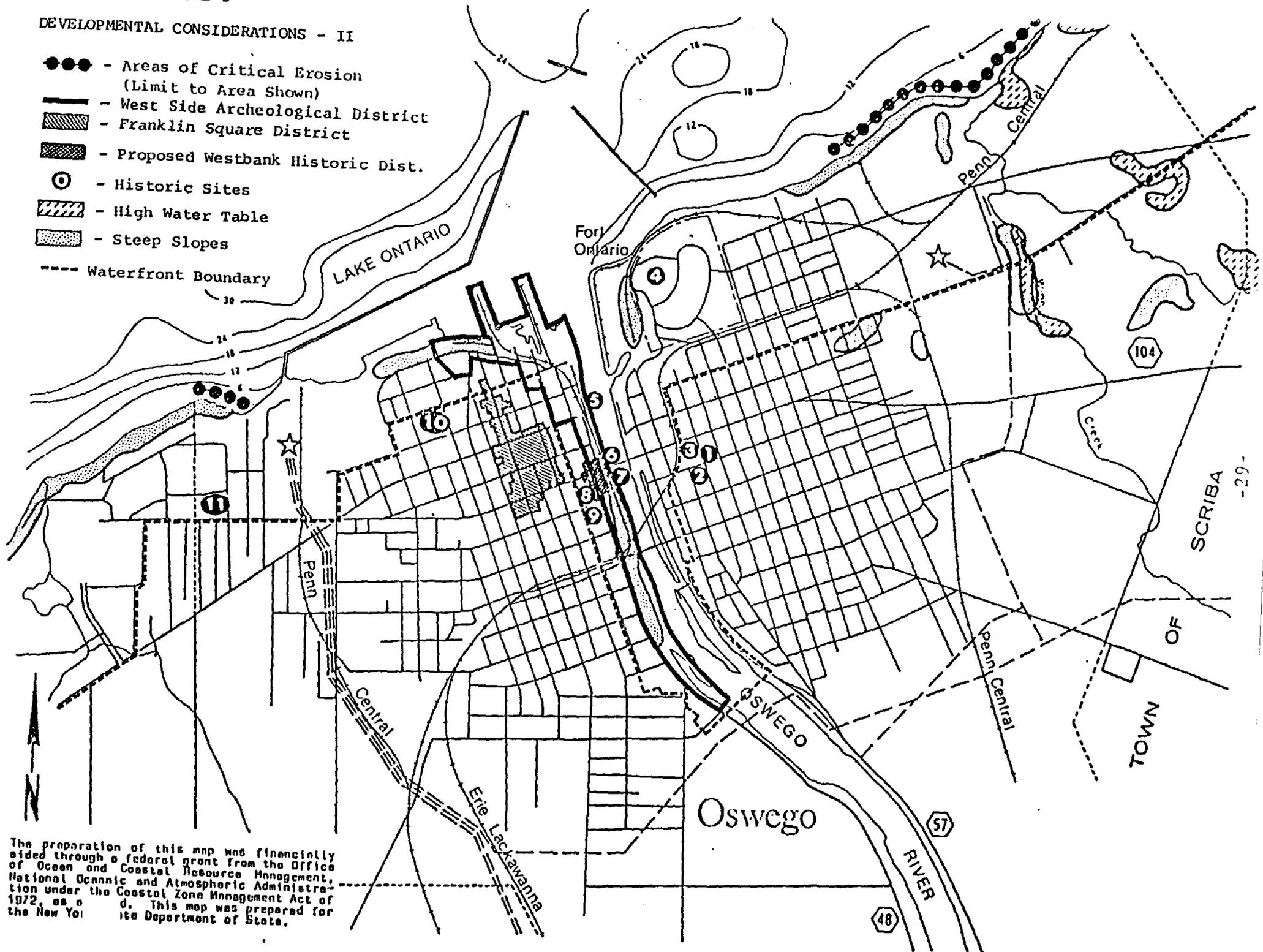
OW 14

OW 15

FIGURE 5

DEVELOPMENTAL CONSIDERATIONS - II

- - Areas of Critical Erosion (Limit to Area Shown)
- - West Side Archeological District
- ▨ - Franklin Square District
- ▩ - Proposed Westbank Historic Dist.
- ⊙ - Historic Sites
- ▨ - High Water Table
- ▩ - Steep Slopes
- Waterfront Boundary



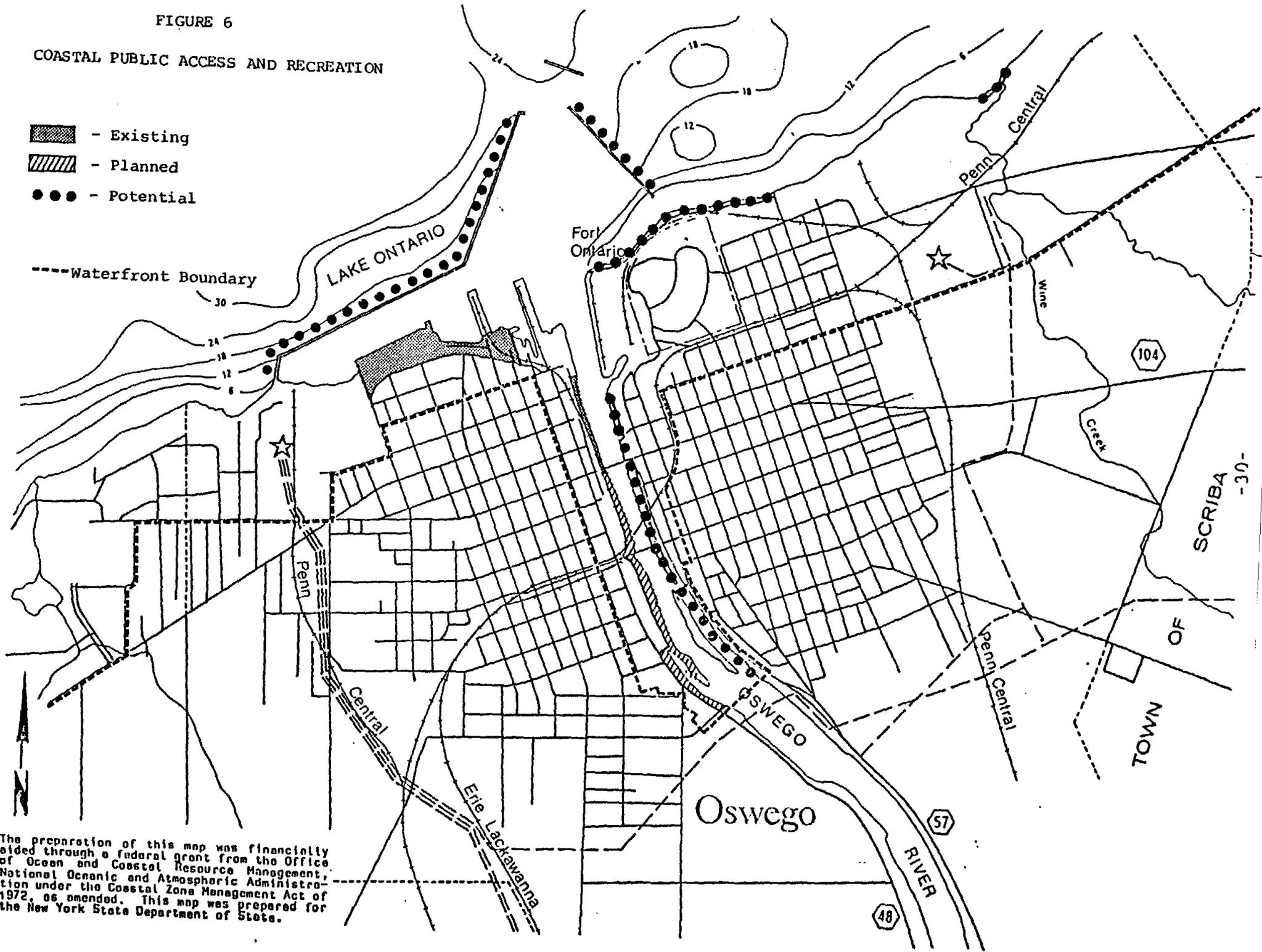
The preparation of this map was financially aided through a federal grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.

FIGURE 6

COASTAL PUBLIC ACCESS AND RECREATION

-  - Existing
-  - Planned
-  - Potential

--- Waterfront Boundary



The preparation of this map was financially aided through a federal grant from the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This map was prepared for the New York State Department of State.