

SECTION II
INVENTORY AND ANALYSIS

An inventory and analysis of the coastal resources and conditions was prepared for the village and town waterfront areas. Two basic stages were involved. First, an initial inventory was undertaken to identify and assess the significance of waterfront resources in the two localities. An "overview memorandum" was prepared to describe problems, issues and/or opportunities associated with such resources and conditions and important government roles for management of the waterfront.¹ Second, a more thorough inventory and analysis was conducted for those resources and conditions identified in the memorandum as having the greatest significance. Some additional information was gathered and analyzed for other resources and conditions described in the memorandum as having less significance, but associated with certain coastal policies identified as "most applicable".

The results of the two-stage process are presented below under four main headings: NATURAL RESOURCES, COMMUNITY CULTURAL RESOURCES, EXISTING LAND AND WATER USES AND IMPORTANT ECONOMIC ACTIVITIES. Topics or subtopics under these main headings were structured to correspond as much as possible with the broad policy grouping of the NYS Coastal Management Program. This provides for easy reference between this section and SECTION III - LOCAL POLICIES AND APPLICABLE STATE POLICIES.

NATURAL RESOURCES

The complex system of natural resources which characterizes the Waddington waterfront area includes abundant water resources, substantial areas of prime agricultural soils, extensive wetlands and forested areas, numerous fish and wildlife habitats and excellent scenic resources. Although such natural resources are somewhat common to the St. Lawrence River Valley in this part of St. Lawrence County, their particular occurrence and characteristics in the Town and Village of Waddington contribute to a unique coastal setting and local waterfront identity.

A. WATER RESOURCES

Inventory. (See Plate 3)

The principal surface waters of the local waterfront area are Lake St. Lawrence, Whitehouse Bay, Sucker Brook, Brandy Brook and Coles Creek. Plate 3 shows the location, depth characteristics and New York State Department of Environmental Conservation (DEC) Water

¹ The overview memorandum identified development, fish and wildlife, scenic vistas, and agricultural lands as those waterfront resources of greatest significance for this program. Flooding and erosion, general interest (social, economic and environmental), public access and recreation, energy and ice management, and water and air resources were also considered important, though of somewhat lesser significance.

Quality Classifications of these water resources for the Town and Village. This plate also provides general information concerning groundwater recharge.

1. **Lake St. Lawrence.** Created by construction of the Moses-Saunders Dam in Massena, Lake St. Lawrence defines approximately 29 miles of shoreline: 20.8 miles mainland and 8.2 islands (Ogden Island and the Murphy Islands). Creation of the lake or "power pool" formed Whitehouse Bay, a long and shallow embayment in the westerly part of the Town's waterfront, and the almost insular Leishman Point. Extensive areas of shallower littoral waters are found in Whitehouse Bay, around Leishman Point, along portions of Ogden Island, around the Murphy Islands and along much of the shoreline downstream (northeast) from Clark Point.

All of the waters of Lake St. Lawrence within the local waterfront area - including Whitehouse Bay and the mouths of Sucker Brook and Brandy Brook -have a DEC water use classification of "A".²

2. **Sucker Brook,** which drains the western and southwestern portions of the Town in two branches, (Sucker Brook and Little Sucker Brook) empties into Lake St. Lawrence in the eastern part of the Village along the west side of Clark Point. The confluence of the stream's two branches is located immediately inland from the mouth of Sucker Brook and the NY Route 37 bridge. Sucker Brook and Little Sucker Brook have DEC water use classifications of "C" and "D"³, respectively.
3. **Brandy Brook.** This stream drains the south-central part of the Town and flows into Lake St. Lawrence east of the Village, north of NY Rt. 37. Its mouth is characterized by a narrow and fairly deep channel cutting through very broad shallows. Inland from the mouth (south of the NY Route 37 bridge) Brandy Brook has a water use classification of "D".
4. **Coles Creek.** Although its mouth lies beyond the Town's easterly limits parts of Coles Creek are located within the Town's waterfront area. A small area in the northeastern part of the Town drains to a shallow finger of Coles Creek west of the creek's main

² Class A waters are suitable as a source of water supply for drinking, culinary or food processing purposes and any other usages with treatment.

³ Class C waters are suitable for fishing and all other uses except as a source of water supply for drinking, culinary or food processing purposes, and primary contact recreation. Class D waters are suitable for secondary contact recreation, but due to such natural conditions as intermittence of flow, water conditions not conducive to propagation of game fish, or streambed conditions, the waters will not propagate fish.

course. An upstream section of Coles Creek also cuts through the southeastern corner of the Town. The surface area of Coles Creek is extensive (especially east of the Town) but its drainage area is considerably less than those of Sucker Brook, Little Sucker Brook and Brandy Brook. Upstream from its mouth (south of the NY Route 37 bridge) Coles Creek has a DEC water use classification of "C".

5. **Other surface waters.** The remaining surface waters of the local waterfront area consist of many intermittent streams that either flow directly into the St. Lawrence River or into its major bays and tributaries. Shoreline and upland flooding and erosion conditions attributable to the surface waters of the Town and Village are discussed under C. Land Resources. A discussion of aquatic vegetation and wetlands associated with the surface waters is provided under D. Vegetation. Fish and wildlife habitats created by these water resources are addressed under E. Fish and Wildlife Resources. Finally, the scenic value of certain surface waters are discussed under F. Scenic Resources.
6. **Groundwater.** Both the Town and Village rely solely on groundwater for water supply. Only limited information is available concerning this resource. Nevertheless, certain generalizations about groundwater can be made. First, the majority of wells in Waddington have been drilled deeply, drawing water from joints or bedding surfaces in the underlying dolomitic bedrock or from the deeper sandstone. Shallower wells have tapped groundwater from uncon solidated deposits of glacial till or thin beds of large grained sand overlying or underlying the till. The deeper wells have usually provided the better flows of groundwater, but neither the bedrock nor the overlying unconsolidated materials are considered good aquifers. Also, the deeper the wells are drilled, the more dissolved salts are found in the groundwater. (See C. Land Resources for discussion of surficial and bedrock geology.)

Second, the groundwater is recharged from surface waters either percolating downward from the land surface or inland and upward through the bedrock due to the hydrostatic pressure of Lake St. Lawrence. Figure 1 illustrates the likely pattern of groundwater recharge from Lake St. Lawrence since the type of bedrock and general southwest to northeast pitch of bedrock layers under Waddington are similar to those in the Massena area.

Analysis: (See Plate 4) The following problems, issues and opportunities have been determined in analyzing the water resources of the local waterfront area:

1. **Control of wastewater discharges.** All uses in the developed areas of the Village are served by the Village's sanitary sewer system. (See COMMUNITY/CULTURAL RESOURCES, A.5. Infrastructure). The wastewater collected in the system originates from mostly residential uses and a small collection of commercial establishments. It is treated at the Village's sewage treatment plant east of Pine Street before being discharged to Lake St. Lawrence at the mouth of Sucker Brook. In the absence of local industry, no industrial pretreatment is required. Municipal discharges from the Town consist of

those originating at the offices and public works facilities on Platele Street which the Town shares with the Village. These discharges, of course, are handled by the Village's sewer system and treatment plant. Outside of the Village all wastewater treatment is via individual systems, almost entirely for residential uses. The Village's wastewater treatment capability represents an opportunity to handle further concentration of development without jeopardizing water quality downstream from the sewer outfall.

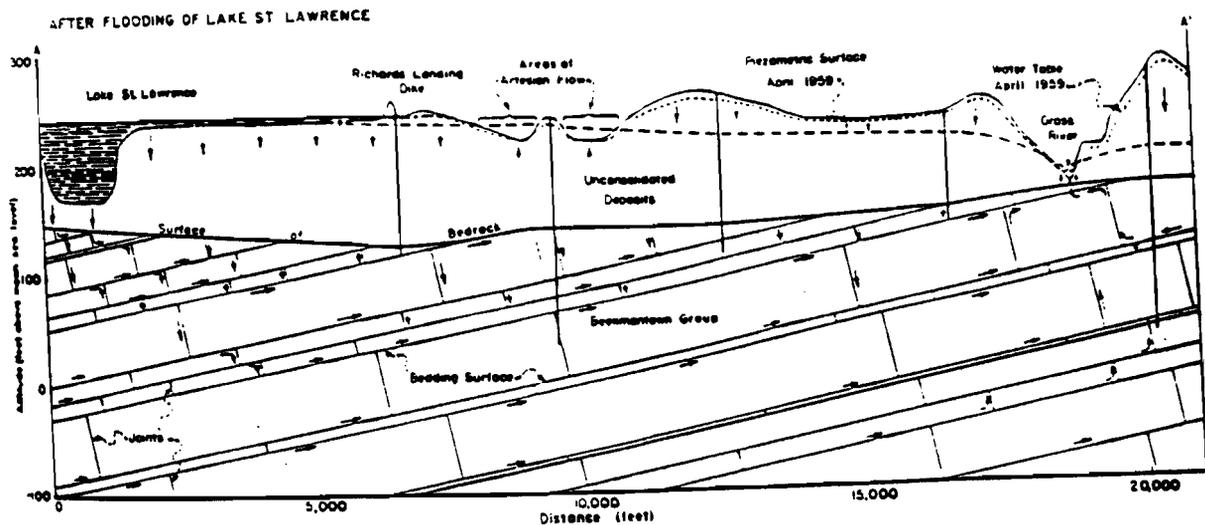


Figure 1
Generalized geologic profiles showing
the directions of ground-water movement
between the St. Lawrence and Grass Rivers.⁴

⁴ Groundwater Resources of the Massena-Waddington Area, St. Lawrence County, N.Y., U.S. Geological Survey in cooperation with the Power Authority of the State of New York and the New York Water Resources Commission, 1962.

2. **"Best usage" of surface waters.** All of the existing water use classifications are deemed appropriate in terms of "best usage". Although the Village draws its water from wells rather than directly from Lake St. Lawrence, it is likely that at least some (if not all) of the well water originates from the lake. The waters of Lake St. Lawrence are used for contact recreation (swimming) at the Town's park on Leishman Point. Thus, the Lake's "A" water use classification should be maintained. The "C" classifications of Sucker Brook and Coles Creek should also be maintained for fish propagation in those streams. Brandy Brook and Little Sucker Brook may experience some fish propagation, but due to low flows their "D" water use classifications would be difficult to upgrade. In this respect, such classifications are probably appropriate.
3. **Reliance on individual wastewater disposal systems.** (Town) There are no public sanitary sewers in the Town's waterfront, and none are likely to be proposed in the foreseeable future. New development will, as in the past, rely solely on individual wastewater disposal systems. Given the poor suitability of Waddington soils for septic leach fields (see NATURAL RESOURCE, C.3. Soils) the potential for poorly functioning septic systems is quite high. Control over the installation of new septic systems will be essential for protection of groundwater supplies, especially in areas with rapid groundwater recharge. The use of innovative wastewater treatment systems may be necessary in areas where conventional septic systems would be likely to fail or function improperly.
4. **Reliance on groundwater.** All of the waterfront area in the village and Town is dependent on groundwater supplies. Although no measurable groundwater shortage or contamination has occurred to date, the potential certainly exists. Should development occur in heavily concentrated pockets rather than in a generally dispersed rural pattern, the risks of localized shortage or contamination will increase considerably. Also, uses which would draw very large quantities of groundwater for processing, discharge large amounts of effluent or handle toxic substances could jeopardize either the quantity or quality of the groundwater available. The area of rapid groundwater recharge would be particularly susceptible.
5. **Other problems, issues or opportunities.** No problems involving vessel wastes have been identified. However, in the event that the sale of substantial shoreline areas from the New York Power Authority (NYPA) holdings spurs public or private marina development, pumpout facilities would become essential to handle discharges from marine holding tanks.

Dredging and dredge spoil disposal issues or problems do not presently exist. On the other hand, land disposition, as described in the preceding paragraph, could induce proposals to dredge in either shallow bay areas or around the mouths of streams flowing into Lake St. Lawrence.

As in most St. Lawrence River communities, the potential for oil spills from tankers moving along the St. Lawrence Seaway is a local concern. A major spill in the river upstream from Lake St. Lawrence could cause significant damage to fish and wildlife habitats in Waddington's waterfront area. (See E. FISH AND WILDLIFE RESOURCES) Swimming at the Town beach on Leishman Point would also be in jeopardy.

Solid wastes and, in particular, hazardous materials are not known to pose a threat to water quality in the local waterfront area at present. There are presently no solid waste landfills within the Town or Village. Refuse from both communities is collected by private contractor and hauled to Ogdensburg, a private disposal site.

B. AIR RESOURCES

Since neither the Town nor Village of Waddington lies within an Air Quality Maintenance Area, no air pollution problems, issues or opportunities have been determined.

C. LAND RESOURCES

Inventory.

- 1. Bedrock geology.** (Not mapped) The oldest underlying bedrock is pre-cambrian granitic rock of the Greenville Formation (igneous and metamorphosed rock) perhaps over a billion years old and characteristic of the Frontenac Axis that underlies the Thousand Islands region. Overlying this formation is the Potsdam Sandstone Formation. Deposited in an inland sea over 500 million years ago, this formation contains the oldest Cambrian sedimentary rock in the area, outcrops of the Potsdam sandstone. Calcareous and dolomitic sandstone of the Theresa Formation cover the Potsdam Sandstone, and may be seen in local outcrops. This formation was deposited during the late Cambrian and early Ordovician Periods, 475 to 550 million years ago. Finally, the Ogdensburg Dolomite Formation was deposited 450 to 500 million years ago during the Ordovician Period. This type of bedrock is the dominant type of outcrop in the area.
- 2. Surficial Geology.** (See Plate 5) The local waterfront areas of the village and Town lie within the Oriented Till Ridge subsection of the St. Lawrence Low-lands surficial geological province. After a series of glacial advances and retreats over the vicinity, the last period of glaciation (Wisconsin) gouged and shaped the present landform, leaving

a mantle of debris deposited as the glacial masses melted away. The deposition of this debris or "till" occurred in long ridges (parallel to the St. Lawrence River) which overlay sand and clay.

Ridge tops were winnowed and reduced by wave action during the period of post-glacial inundation that followed. Coarse fragments and some marine shells remained on the ridge tops while finer-textured materials were carried away by wind or washed out and deposited in the calm waters of the St. Lawrence-Champlain Gulf where freshwater and salt water met. Subsequent isostatic rebound of the underlying bedrock after the massive weight of ice was removed has uplifted the till and marine sediments. This has produced the present land mass and its widespread distribution of shallow, silty sands and silty clays overlying bedrock interspersed with eroded till ridges. These surficial deposits were the principal parent materials for the soil layers found in the waterfront area today.

3. **Soils.** (See Plate 6) In general, the soils of the waterfront area are relatively deep ⁵, sandy or clayey loam soils exhibiting some drainage and moderate permeability.

West of the Village the soils are primarily fine sandy loams, silt loams and silty clay loams, with drainage and permeability generally decreasing with increasing silt and clay content. An area of generally well drained, rapidly permeable sandy soils is located to the south of Leishman Point. Cut and fill is found in several large pockets along Lake St. Lawrence.

In the Village, fine sandy loams and silt loams prevail to the west of Sucker Brook while sands and loamy fine sands are most common to the east of this stream. Pockets of cut and fill can be found along the western side of the stream's mouth and along NY Route 37 easterly from the mouth. A small area of flooded soils lies along NY Route 37 near the Village's eastern boundary.

Sands, loamy fine sands and mucky loamy fine sands characterize most of the waterfront lying east of the village. Smaller pockets or bands of loam soils are interspersed with the sandy soils, especially near streams and drainage ways. Two pockets of cut and fill and several small areas of flooded soils lie along NY Route 37.

Prime farmland soils ⁶ are found over large areas in the western part of the waterfront, on Ogden Island, near the mouth of Brandy Brook (south of NY Route 37) and along Coles Creek in the southernmost part of the eastern Town waterfront.

⁵ Generally over 60 inches.

⁶ As classified by the U.S. Department of Agriculture, Soil & Conservation Service.

4. **Topography.** (See Plates 1a and 1b) Level to gently rolling terrain characterizes most of the local waterfront area. The areas lying east of the Village are particularly low-lying and flat. Within and west of the Village, surface elevations rise gently from just under 250 ft. m.s.l.⁷ at the shoreline to slightly over 300 ft. m.s.l. along NY Route 37. Leishman Point and Ogden Island have more pronounced relief due to the extensive bottom material placed at these sites during the dredging of the Seaway. Low lying bluffs characterize the shoreline in the western part of the waterfront whereas low sandy plains are common along the shoreline in the eastern part.

Analysis: (See Plate 7) Associated with the land resources of the Town and Village waterfront areas are the following problems, issues and opportunities:

1. **Limitations imposed by bedrock and surficial geology.** The only limitation of consequence is that much of the rural water supply is drawn from deeper wells drilled into the Ogdensburg Dolomite formation. While this formation does provide an adequate supply of potable water, it is generally not considered to be a good aquifer as would deeply bedded sands and gravels. It is, nevertheless, a better source than the extensive surficial deposits of glacial till and the layers of silty sand and clay lying above the bedrock.
2. **Limitations imposed by soils.** According to the soil characteristics determined by the USDA Soil Conservation Service, all soils in the local waterfront area are poorly suited to the use of conventional septic systems. Typical of clayey post-glaciation soils in St. Lawrence County, many soils in the Waddington area are subject to wetness, ponding, and slow percolation rates. These conditions generally impose severe limitations on septic tank absorption fields. The use of raised bed, mound or other alternative systems will often be necessary. Other Waddington soil types exhibit excessive percolation rates where sandy or gravelly soil and glacial till predominate. These soils are poorly suited to conventional septic systems because waste water can move too quickly downward through the soil material and into the groundwater supply. Alternative systems will often be needed for individual wastewater treatment in these soil types as well.

In addition to limiting the use of septic system absorption fields, the soils with wetness, ponding and seasonally high water table conditions present other limitations to both development and agricultural use. Both activities face greater initial costs due to the extensive drainage improvements needed to pipe or channel away excess water on the surface or in the upper soil layers. Heaving foundations and wet or flooded basements can impose considerable costs on property owners with inadequate or clogged foundation drainage systems. In areas of denser development, drainage improvements become harder to accomplish without affecting the drainage of adjacent developed properties.

⁷ Mean sea level, USGS Datum.

3. **Issues related to prime farmland soils.** Most of the Town of Waddington lies within a large agricultural district formed in 1975. The waterfront areas included within the district are situated along the south side of NY Route 37 between Buck Road and the Town's western limits, along the north side of NY Route 37 near Whitehouse Bay and along both sides of Coles Creek in the southeasterly corner of the Town.

These areas were encompassed by the district by reason of landowner support, extensive prime farmland soils and considerable active farming. Although active farming is declining it will still be strongly associated with prime farmland soils ⁸.

Small population increases in the Town and Village between 1970 and 1980 were associated with disproportionately larger increases in the number of housing units.⁹ The trends of ex-urban population movement, formation of more single-person or small family households and second home construction during that period presented a slow, but inexorable pressure for land subdivision and non-agricultural development. While the continuation of this trend is certain, and the anticipated sale and development of NYPA lands will increase the pressure for non-agricultural development. Local planning and regulatory efforts should strive to limit the loss of prime farmland soils to non-agricultural development, especially where active farming has been or is currently a viable economic activity.

4. **Flood Hazard.** There is virtually no private land in the Village or Town of Waddington waterfront areas subject to flood hazard since the shoreline, stream banks and other low-lying areas subject to flooding are held by the New York Power Authority (NYPA). Controlled flooding of the shoreward edges of these lands is an intrinsic feature of Lake St. Lawrence, where water levels are maintained for production of hydroelectric power at the Moses-Saunders Dam. If the Town or Village or any of their private landowners subsequently acquire any of these lands, then flood hazard potential may be an issue. The current land disposition proposal by NYPA would retain 100 ft. from the 250 counter mean sea level (m.s.l.), and probably all flood hazard areas.
5. **Shoreline Erosion.** A 1979 study ¹⁰ by the St. Lawrence-Eastern Ontario Commission examined actual and potential erosion along the St. Lawrence River shoreline. In the Waddington local waterfront area, several stretches of the shoreline

⁸ *ibid* FN 6.

⁹ 1980 Census of Population, Characteristics of People and Housing, prepared by the New York State Data Center, NYS Department of Commerce.

¹⁰ Evaluation of Shore Structures and Shore Erodibility, St. Lawrence River, New York State, Appendix B, St. Lawrence-Eastern Ontario Commission, December, 1977.

with low erodible bluffs were identified as having very high shoreline erosion potential. These stretches included: around the peninsula north and west of Whitehouse Bay; portions of the peninsula along Lake St. Lawrence and in Whitehouse Bay; the outermost portions of Leishman Point, minor portions of the shoreline between Leishman Point and the Village, the developed portion of Coles Creek State Park; and Ogden Island on the upriver portion of the southshore and the central portion of the north shore.

6. **Upland Erosion.** No soils in the Town or Village waterfront areas have been identified by the USDA Soil Conservation Service (SCS) as being subject to severe erosion hazard. Two small upland areas have soil types rated by SCS as having moderate erosion hazard: one along the southern side of Whitehouse Bay west of Hanlon Road and another in the eastern forest/ wetlands area about one-quarter of a mile south of the Coles Creek State Park campgrounds. The moderate erosion hazard of these soils is not considered to impose any serious development constraints or siltation problems. NYPA ownership of the first area will preclude almost all development possibilities whereas the second lies in a remote and largely inaccessible area with limited development potential.

D. VEGETATION

Inventory. (See Plate 8)

1. **Forest.** A single area of forest vegetation straddles the Village's eastern-most waterfront area boundary. This area is part of a larger one that covers most of the land between Little Sucker Brook in the Village, and Brandy Brook within the Town's waterfront.

In addition to the area noted above, there are two other areas of extensive forest vegetation in the Town's waterfront area. The largest one covers most of the waterfront area east of Brandy Brook, and encompasses Coles Creek State Park. Extensive wetlands coincide with this area of forest vegetation. The other one covers a large portion of the waterfront area lying between Whitehouse Bay and the Village's western limits. Ogden Island has four areas of reforestation evenly spaced from its western to eastern tips. The largest of these areas is situated near the island's center. Additional, small pockets of forest vegetation are found scattered around Whitehouse Bay. All areas of forest vegetation and reforestation are dominated by deciduous trees with occasional stands of conifers.

2. **Forest Brushland.** In the Village's current waterfront area, forest brush-lands are found primarily along NY Route 37 east of James Street and east of the Norwood and St. Lawrence Railroad line. Additional areas with this type of vegetation lie outside the waterfront boundary between Beach Street and the Village's western limits, and generally east of Little Sucker Brook.

Within the Town's waterfront area, the forest brushlands are found mainly to the west of the Village. The largest areas with this type of vegetation lie between NY Route 37 and the Iroquois Dam, to the north of Whitehouse Bay, on Leishman Point and its nearby mainland shoreline, and on Ogden Island surrounding the reforestation areas. Smaller areas are located near the western limit of the Village, along the west side of Brandy Brook and in Coles Creek State Park.

3. **Wetlands.** While there is only one small area of wetland on Clark Point in the Village's current waterfront area, two additional areas (also small) lie just outside the waterfront boundary. One is located near Beach Street and St. Lawrence Avenue; the other lies east of Little Sucker Brook in the southern part of the forested area.

The Town's waterfront area contains extensive wetlands. Roughly one quarter of all the land lying east of Brandy Brook and north of Coles Creek falls in this category. There, the wetlands coincide with the most extensive forest vegetation found in the Town's waterfront. Additional wetlands are found on the west side of the mouth of Brandy Brook, along the railroad near the Village's eastern limits and in scattered pockets between Whitehouse Bay and the Village's western limits. Several of these pockets are actually parts of two larger wetlands near Buck Road that were fragmented by the construction of NY Route 37.

4. **Aquatic Vegetation.** Aquatic vegetation is primarily found within the littoral zones of the St. Lawrence River, in shoreline bays and in the mouths of tributaries. The littoral zones (generally areas of less than 18' depth) in the St. Lawrence River tend to be very narrow bands along the shoreline of the mainland and the river islands. Aquatic vegetation occurs in the Village waterfront area at the mouth of Sucker Brook. In the Town, Whitehouse Bay and Brandy Brook contain aquatic vegetation, with considerable amounts occurring in Whitehouse Bay.

Analysis. (See Plate 9). The vegetation resources of the Village and Town waterfront areas are not particularly unique and have limited direct economic value for harvest, research or other productive use. Yet, their influence on the traditional rural character of the area and their beneficial roles in providing habitat, recreation areas, soil stabilization, flood retention, water purification and scenic beauty make these vegetation resources important coastal assets.

1. **Significant forest areas.** The three large areas of forest vegetation, provide wooded upland habitats, open space or outdoor recreation opportunities, and, along NY Route 37, a wooded backdrop for a scenic corridor.

The largest of the three covers most of the waterfront area east of Brandy Brook and north of Coles Creek. Its low-lying terrain, high water table and extensive wetlands have precluded both agricultural uses and development activities. Its inaccessibility is reflected in the typically large parcel sizes and the general absence of clearings,

structures and roadways. NY Route 37 passes along and through the northernmost stretches of this area and, as a result, offers coastal views enhanced by intermittent forest vegetation as well as wetlands and glimpses of open water. The wooded areas of Coles Creek State Park campgrounds to the north of NY Route 37 are also part of this large area of forest vegetation. Hunting in this part of the Town attests to the area's value as wooded habitat for small and large game. However, documentation is not available to identify the variety of wildlife species or the overall habitat significance of the area.

Good opportunities for outdoor recreation exist here. Timber harvesting is possible but difficult and limited mostly to firewood, rather than lumber.

The second area of forest vegetation lies between Little Sucker Brook in the Village and Brandy Brook in the Town. It is segmented by NY Route 37, the St. Lawrence and Norwood Railroad line and provides the additional wooded backdrop for coastal views. Again, the opportunities for use as wooded recreation area and limited timber harvesting are present. The value of the area as wooded upland habitat is undetermined.

Finally, the third area is transitional from forest brushlands to forest approaching the Village from the west along NY Route 37. From just west of Buck Road to a short distance outside of the Village limits, the heavier forest vegetation provides additional scenic corridor. With more home sites bounding the area, its habitat value is likely to be less than the other two forested areas. Outside of its pockets of wetland, the area may offer potential for large wooded lots, passive recreation and limited timber harvesting.

2. **Significant forest brushland areas.** While most areas of forest brushlands in the Town and Village waterfront are not particularly significant, two areas are noteworthy. The first, a pocket of forest brushland along the west side of Brandy Brook in the Town, offers upland areas of shrubs; grasses; and saplings suited to a variety of bird species. It is contiguous to a potentially significant coastal habitat (see Fish and Wildlife Resources Analysis). The second area provides similar habitat along the east side of Little Sucker Brook in the Village. Its importance is considered to be less than the first area since Little Sucker Brook is more exposed to development and human activities east of Franklin Road and is considered to have only local significance as a habitat.
3. **Designated Wetlands.** Pursuant to the Freshwater Wetlands Act,¹¹ the NYS Department of Environmental Conservation filed the Final Freshwater Wetlands Plate for St. Lawrence County on October 21, 1987. Ten of the wetlands designated thereon lie within the Town's waterfront, with one extending across the Village boundary for a short distance. The significance of the Town's designated wetlands is indicated below by their classifications and sizes.

¹¹ Environmental Conservation Law, Article 24.

- a. WT-1. This wetland lies mostly along the northern side of the Norwood and St. Lawrence Railroad line in the eastern part of the Town's waterfront. Although one-quarter to one-third of its 416 acres lies outside the Coastal Area Boundary, it is still the largest Class II wetland in the waterfront area.
 - b. MI-2. The next largest Class II wetland stretches in numerous segments from northwest of WT-1 to the most downriver extent of the Town's shoreline. Along NY Route 37 the intermittent presence of this 280-acre wetland adds variety and interest to the wooded corridor views.
 - c. MI-3. With 41 acres, this wetland is the third largest Class II wetland. It is located on the south side of NY Route 37 near the Town's easterly limits.
 - d. W-11. is a Class II wetland associated with the body of water east of Clark Point and extends across the Town/Village boundary.
 - e. MI-1. The smallest designated Class II wetland contains 20 acres to the west of the mouth of Brandy Brook.
 - f. CM-1. The largest Class III wetland in the waterfront covers 180 acres located generally east of WT-1 and south of MI-3.
 - g. WT-2. This Class III wetland straddles NY Route 37 near Buck Road in the Town's western waterfront. More than one-half of its 126 acres falls outside of the waterfront area.
 - h. CM-2. This smaller Class III wetland contains 17 acres to the south of CM-1.
 - i. WT-3. The second smallest Class III wetland also straddles NY Route 37 between Buck Road and the Village. It contains 15 acres.
 - j. SP-1. The smallest designated Class III wetland lies east of White house Bay. It contains 15 acres.
4. **Significant areas of aquatic vegetation.** Most of the littoral waters and stream estuaries of the Town and Village waterfront have potential value as fish habitat. However, the shallow waters of Whitehouse Bay, Brandy Brook and Coles Creek are considered particularly significant for the fish and wildlife habitat they provide. The aquatic vegetation in these areas is thus of relatively greater value.

No problems have been identified regarding current threats to the significant vegetation resources of the waterfront. The proposed sale and potential development of surplus lands now held by the New York Power Authority raise new issues about the value of such resources and impacts they will face in the future. The values of vegetation

resources for fish and wildlife habitat, recreation and scenic enjoyment are discussed more fully under other parts of this section.

E. FISH AND WILDLIFE

Inventory. (See Plate 10)

Fish and wildlife species and their principal habitats are identified from past SLEOC field studies and reports, consultations with the DEC (see Appendix A), and the Oil Spill Response Model II - St. Lawrence River (SLEOC 1984). A detailed chart listing the fish and wildlife species by occurrence, habitat and habitat area is provided as Appendix B.

1. **Mammals.** Of the forty-five species inventoried, about two dozen can be found in the Waddington waterfront area. The most common of these are the short-tailed shrew, snowshoe hare, eastern cottontail, eastern chipmunk, gray squirrel, meadow vole, woodchuck, porcupine, raccoon, striped skunk, and whitetailed deer. The largest number and variety of these are found east of the Village, around Brandy Brook, Coles Creek, and along the shores of the St. Lawrence River. West of the Village the most suitable habitat area for mammals is the Iroquois Dam area. However, the lack of any great expanses of forests or wetlands in the westernmost portions of the waterfront area limits the variety of species there to common, small mammals such as eastern chipmunk, gray squirrel, meadow vole, norway rat, and eastern cottontail. Ogden Island and the Murphy Islands are not inhabited by any substantial number of mammals, nor are any portions of the Village waterfront area.
2. **Birds.** There are 209 species of birds and waterfowl that either pass through during spring and fall migration, spend the summer, spend the winter, or breed within the Waddington waterfront area. The greatest number consists of species of migrants while the least are those that winter in the area. Of those species of birds and waterfowl that breed within the waterfront area, the most common are the great glue heron, green-backed heron, canadian goose, mallard, gadwall, american widgeon, red-tailed hawk, killdeer, spotted sandpiper, ring-billed gull, herring gull, common tern, rock dove, chimney swift, northern flicker, eastern wood-peewee, eastern kingbird, purple martin, tree swallow, bank swallow, cliff swallow, barn swallow, blue jay, American crow, black-capped chick-a-dee, house wren, march wren, veery, wood thrush, american robin, gray catbird, cedar waxwing, european starling, red-eyed vireo, yellow warbler, american red start, common yellowthroat, rose-breasted grosbeak, chipping sparrow, savannah sparrow, song sparrow, swamp sparrow, bobolink, red-winged blackbird, common grackle, northern oriole, house finch, american gold finch, and house sparrow. The greatest number and variety of species occur around Brandy Brook, Coles Creek and the St. Lawrence River shoreline east of the Village. The remaining Town habitat areas of Whitehouse Bay, Ogden Island and the Murphy Islands are less inhabited, yet, still noteworthy. Also of note is the habitat area at Sucker Brook within the Village.

northern leopard frog, snapping turtle, painted turtle, northern water snake, and eastern garter snake are most common, with rare occurrences of the blandings turtle in the Coles Creek area. Within the Village, the Sucker Brook area supports large numbers and varieties of species while the St. Lawrence River shoreline supports smaller numbers. The greatest number and variety of species within the Town occurs in the Coles Creek area with smaller numbers occurring around Brandy Brook, the Iroquois Dam area, and along most of the St. Lawrence River shoreline.

4. **Fish.** Thirty-nine different species of fish are reported to occur within the local waterfront area. The most common occurrences are of american eel, alewife, northern pike, muskelunge, carp, golden shiner, split tail shiner, sand shiner, blunt nose minnow, fullfish, white sucker, shorthead redhorse, brown bullhead, banded killfish, white perch, rock bass, pumpkinseed, bluegill, small-mouth bass, large-mouth bass, black crappie, yellow perch, walleye and freshwater drum. Within the Village waterfront area, sucker brook supports a small number and variety of species. The greatest number and variety of species are found within the Town, in Brandy Brook and Coles Creek, with smaller numbers occurring in Whitehouse Bay and the shallow waters around the Iroquois Dam area and Ogden Island.

Eleven general habitat areas were identified in the inventory. Little information was available concerning fish and wildlife species in area #11 (Eastern Forest/Wetlands) or area #3 (Western Forest). Appendices A and B provide varying amounts of documentation for the other areas.

Analysis. (See Plate 11) From the inventory of fish and wildlife resources, discussions with the Waterfront Advisory Committee and consultation with Region 6 of the Department of Environmental Conservation (DEC), the significance of habitats in the local waterfront areas has been analyzed. The Coles Creek and Brandy Brook areas and Navigation Light 91 have rated high enough under criteria of 19 NYCRR Part 602 for proposed designation as "significant coastal fish and wildlife habitats". Whitehouse Bay, the western forest area, Ogden Island, Sucker Brook, the Murphy Islands, Coles Creek State Park and the eastern forest/wetlands area are considered, to varying degrees, habitats with local significance.

Each habitat is discussed below in terms of its significance and any problems, issues or opportunities associated with it:

1. **Areas recommended as significant coastal fish and wildlife habitats:**
 - a. Navigation Light 91 (area 6). Near the U.S. - Canadian boundary, a

short distance downriver from the easterly tip of Ogden Island, Navigation Light 91 provides a man-made nesting site for Common tern (threatened). This light, along with others up and downriver, are estimated to support about half of the Common tern population of the St. Lawrence River.

Colonial bird species nesting on man-made structures in the St. Lawrence River are highly vulnerable to disturbance from mid-April through July.

Significant human activity (e.g., boat-landing, fishing, or maintenance) on or around occupied sites could eliminate tern colonies from the St. Lawrence Navigation Lights, and should be minimized during this period. Annual or permanent posting of these structures should be provided to help protect the nesting bird species. Habitat management activities, such as manipulation of surface substrates, control of avian predation or competition, and establishment of additional nesting colonies in the vicinity, may be desirable or necessary in the future to ensure the survival of common tern populations along the St. Lawrence River. Other navigation structures in the river should be monitored or enhanced for use by common terns, as part of an overall management program for these bird populations.

- b. Brandy Brook (area 9). The wide, shallow waters of the mouth (and lower reaches) of Brandy Brook, their patches of marsh and their adjacent uplands provide fish and wildlife habitat with value comparable to that of Coles Creek. In addition to the variety and number of mammals, birds and fish associated with this habitat area, Brandy Brook is significant as one of the few St. Lawrence tributaries known to support major walleye spawning runs -- possibly the only one in U.S. waters. Brandy Brook has been proposed for designation as a Significant Coastal Fish and Wildlife habitat. Upon designation, the Town's LWRP Boundary will be expanded (as depicted on Plate 3) to include those areas presently excluded.

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Brandy Brook could adversely affect a variety of fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in the area. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in Brandy Brook, and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of the area, through dredging, filling, construction of roads, waste disposal, or motorboat access, could reduce its value to fish and wildlife. Channel modification in free-flowing segments above the impoundment would result in a direct loss of valuable habitat area. However, habitat management activities, including water level

management, may be designed to maintain or enhance populations of certain fish and wildlife species. Any significant disturbances of Brandy Brook would be especially detrimental during fish spawning and nursery periods (March - July for most warmwater species) and wildlife breeding seasons (April - July for most species). Barriers to fish migration in the creek, whether physical or chemical, could have significant effects on fish populations within the creek. Existing areas of natural vegetation bordering Brandy Brook should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to reduce upstream disturbance by agricultural activities, especially grazing, through fencing and restoration of riparian vegetation. Development of additional public access may be desirable to increase compatible human uses of Brandy Brook, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

As in the case of Coles Creek, disposal of NYPA lands near Brandy Brook will merit restrictive conditions as part of the sales transactions or municipal regulation or both to protect significant habitat. Outdoor recreation activities, e.g. fishing, hunting, trapping, hiking and bird watching, are the principal opportunities provided by this area.

- c. Coles Creek (Area 12). The lower reaches of Coles Creek are broad and shallow - especially near the mouth. With relatively warm and slow-moving waters, marsh fringes, low-lying adjacent uplands and, during periods of lower water levels, extensive mud flats, this area supports a variety of fish and wildlife species. DEC views the Coles Creek area as a productive wildlife area and probable habitat for the blundings turtle (threatened). Wetland areas near Coles Creek may be used by bald eagles (endangered) and northern harriers (threatened).

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Coles Creek could adversely affect a variety of fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in the area. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in Coles Creek, and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of the area, through dredging, filling, construction of roads, waste disposal, or motorboat access development, could reduce its value to fish and wildlife. However, habitat management activities, including water level management, may be designed to maintain or enhance populations of certain fish and wildlife species. Any significant disturbances of Coles Creek would be especially detrimental during fish spawning and nursery periods (March - July for most species) and wildlife

breeding seasons (April - July for most species). Barriers to fish migration between the St. Lawrence River and Coles Creek, whether physical or chemical, could have significant effects on fish populations within the area as well as in Lake St. Lawrence. Existing areas of natural vegetation bordering Coles Creek should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to minimize potential upstream habitat disturbances, including agricultural activities and residential development. Development of additional public access may be desirable to increase compatible human uses of Coles Creek, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

Although the area is not well-suited to development, the proposed sale of surplus NYPA lands immediately west of Coles Creek could induce some development activity there and, thus, potential threats. The sale of surplus NYPA lands in this area may pose critical issues if conditions are not imposed (through deed restrictions, conservation easements and/or land use controls) to protect habitat values.

Fishing, hunting, trapping, nature trail hiking and bird-watching are inherent recreational opportunities within this habitat area.

2. Areas considered habitats with local significance:

- a. Whitehouse Bay (area 2). This large, shallow bay contains 238 acres of open marsh and supports diverse fish species. Although northern harriers and common terns are present there during the summer, the possibility of muskellunge spawning in the bay has drawn greater attention to its habitat value. If muskellunge spawning and nursery area is documented there in the future, it could qualify for designation as a Significant Coastal Fish and Wildlife habitat.

No problems currently confront this habitat area. However, the proposed sale of surplus NYPA lands and the ultimate density and intensity of development induced thereby, could introduce septic system effluent, road salt and other contaminants carried by surface runoff into the bay. Public or private docks, marina development and other water-dependent uses would also pose threats. This area is a high priority sensitivity area regarding oil spills.

- b. Western Forest (area 3). Little specific documentation is available regarding the significance of this wooded upland habitat area. Small and large mammals are likely, but with less diversity and abundance compared to the eastern forest/wetlands area. The area's transition to forest brushland from east to west and its pockets of freshwater wetlands may support various species of shorebirds, songbirds, hawks, reptiles and amphibians. With less isolation from development, the area is not expected to be a highly significant habitat and, given

the private ownership of lands in this area, conservation measures are unlikely. Private outdoor recreation use is likely on a limited scale.

- c. Ogden Island (area 4). This area has moderate value as a fish and wildlife habitat for small mammals and various bird and fish species. The proximity of its easterly end to Navigation Light 91 may have significance. Ogden Island's shallow and open waters have local significance for Northern Pike and Muskellunge.

No specific threats to this habitat area have been identified. Its foremost opportunities are for fishing.

- d. Sucker Brook (area 7). Shallow waters, shoals and marsh fringes characterize the mouth of Sucker Brook and, with the exception of shoals, the lower reaches of both Sucker Brook and Little Sucker Brook. Together, with the adjacent upland forest brushlands, these shallow waters provide a possible significant habitat area for breeding, feeding and nesting bird species both during the Summer and during migration. It also supports common amphibian species and numerous species of fish.

Although it is not likely to be designated as a Significant Coastal Fish and Wildlife habitat, it is another high priority area with respect to oil spill sensitivity. The "C" Water Use Classification of Sucker Brook acknowledges its suitability for propagation of fish species. Control of wastewater effluent in the southeast part of the Village will also be important to the protection of this habitat area. Future development possibilities related to the sale of surplus NYPA lands along the Norwood and St. Lawrence Railroad could be a source of impacts. However, the "D" Water Use Classification of Little Sucker Brook lessens somewhat the water quality concerns there. Fishing and bird watching are the principal opportunities provided by this habitat area.

- e. Murphy Islands (area 8). These two grass and shrub covered islands are low-lying. They were rated by DEC and specifically determined to have less value as a fish and wildlife habitat than needed to meet the criteria of 19 NYCRR Art. 602. Prevailing water levels in Lake St. Lawrence determine their extent of exposed habitat. The principal values of the two islands derive from their use for breeding, nesting, loafing and feeding by various bird species. Some nesting of common tern (threatened) has occurred there.

The Murphy Islands have been identified as having high priority sensitivity for oil spill protection. No other threats are noted, and no opportunities for recreational use are believed worthy of mention other than bird watching.

- f. Coles Creek State Park (area 10). The State parklands share some of the fish and wildlife habitat and species characteristics of the Coles Creek area, with the exception of threatened or endangered species. Given the human activity within the campgrounds, the habitat is more disturbed and less significant. Nevertheless, the abundance of species in this area lends it local significance as a habitat.

No specific threats to this habitat area are known. General preservation of the park's forest and forest brushland areas is believed to be important to habitat protection. The recreational opportunities offered by this habitat area - especially in association with camping activities - are considerable. They include fishing, hunting, trapping, nature trail activities, and birdwatching.

- g. Eastern forest/wetlands (area 11). As in the case of the western forest (area 3), little information is available concerning the abundance or variety of wildlife species in this extensive and largely inaccessible area. Small and large mammals, numerous bird species (including possibly eagles and hawks) and some reptile and amphibian species may be present.

The areas remoteness, high water table, and wetland provide inherent protection against development impacts. Hunting, trapping and nature hikes are notable opportunities offered.

F. SCENIC RESOURCES. (See Plate 12)

Inventory. As elsewhere along the St. Lawrence River, the scenic resources of the local waterfront area derive mainly from open water as seen from various locations, for example:

1. Shoreline Vistas

- a. Leishman Point. Its elevated crown offers the most notable vista in the waterfront area, a panoramic view that encompasses Ogden Island, the Canadian mainland, and the shoreline stretching east and west.
- b. Whitehouse Bay. Informal public access on the New York Power Authority lands permits many different views of the bay from along its shoreline. Outward views toward its mouth are more scenic.
- c. Clark Point. Clark Point provides a variety of views. Looking upstream in a southwesterly direction, the view takes in the broad, shallow mouth of Sucker Brook, Whittaker Park, the Village's developed coastline and the narrowed waters of Lake St. Lawrence between Ogden Island and the mainland (known as Little River). An outward (northeasterly) view encompasses the narrowest part of Ogden Island, its downriver extremity and the distant Canadian mainland.

Finally, in a downstream (easterly) direction, the view stretches over a broader section of Lake St. Lawrence, distant Murphy Islands and the heavily vegetated shoreline.

- d. Iroquois Dam. Again, informal public access permits views of the dam and expanses of water upstream. Although not particularly scenic in terms of natural beauty, the vista provides opportunity to view the engineering works built nearly thirty years ago as part of the power project.
- e. Coles Creek State Campgrounds. Views of the widest section of Lake St. Lawrence are provided from various upstream and downstream points of the campgrounds. Closer views of the Murphy Islands and different perspectives of the eastern waterfront's irregular and low-lying wooded shoreline are possible.
- f. Whittaker Park. While less panoramic than the Leishman Point and Clark Point vistas, views from the Village's shoreline park enhance the park's passive recreation activities. Ogden Island dominates views along all but the easternmost portions of the park. The views from here provide a pleasant back drop for park activities.
- g. Ogden Island. The southern shoreline of Ogden Island affords various views of the mainland, from the mouth of Whitehouse Bay to the State park campgrounds. However, the views of Leishman Point, the developed Village waterfront, and the mouth of Sucker Brook are more varied and interesting. The island's narrow, eastern tip offers the longest perspective of Lake St. Lawrence in a downstream direction as well as panoramic views of both the U.S. and Canadian mainlands.
- h. Other shoreline views. Depending on the extent of physical obstacles to access, every remaining stretch of shoreline presents a view of the river --- again, by means of informal access on NYPA property. The views, however, have fewer or more poorly defined frames of reference.

2. Highway Views.

- a. St. Lawrence Avenue. The motorist can best view the open waters of Lake St. Lawrence traveling along St. Lawrence Avenue. Long sections of undeveloped shoreline alternate with several sections where structures partially block the view. Ogden Island, again, is the dominant backdrop feature for these open water views.
- b. NY Route 37. Only limited views of Lake St. Lawrence are presented to the motorist driving along NY Route 37. Views at the western entrance to the Town and along Whitehouse Bay are obstructed by structures or vegetation in the foreground. Brief glimpses are possible passing through the developed part of the

Village. The mouths of Sucker Brook and Brandy Brook allow views of short duration where these streams are bridged. Nevertheless, NY Route 37 has many aspects of a scenic corridor. Traveling from west to east, the motorist experiences considerable diversity in length of view, types of foreground and background, sense of openness or enclosure, and dominance of natural vegetation versus agriculture or development. The occasional views of water, whether lake or stream, maintains the impressions of a coastal area.

3. **Image features of the Village.** Foremost among those features which give coastal character to the Village are the linear orientation of St. Lawrence Avenue and development along it paralleling the open water, the series of perpendicular streets which lead gently down to St. Lawrence Avenue, the prevalence of historic structures hugging LaGrasse Street (Main Street) and St. Lawrence Avenue, and the distinct focus provided by the mouth of Sucker Brook. The marinas, resorts and other water-dependent or water-enhanced uses which strongly influence the character of villages in the thousand islands area are absent here. NYPA ownership of virtually all of the shoreline has precluded such development. Notwithstanding the Village's shoreline park, some public docks and a boat launch, little actual use of the water resources is evident.
4. **Image features of the Town.** The Town's coastal image is significantly more pastoral than that of the Village. The Iroquois Dam, a cluster of small cottages and trailers along the southeasterly side of Whitehouse Bay, the Coles Creek State Park campgrounds and marina, the Town Beach at Leishman Point, and a boat launch at Brandy Brook do not measurably alter the basic agricultural and wooded rural character of the Town's waterfront.

Analysis. - The shoreline vistas from Leishman Point, Whittaker Park, the northern tip of Ogden Island, Coles Creek State Park campgrounds and near the Iroquois Dam have local significance. Each of these vistas gives a perspective of the waterfront and an immediate sense of place in relation to Lake St. Lawrence. Views along St. Lawrence Avenue and the section of NY Route 37 east of the Village, also have local significance. They offer the motorist a broader scope for viewing the coastal settings and the interrelations between the communities and their coastal visual resources.

Considered individually, these vistas and highway views are not likely to have statewide significance. Many other sites along the St. Lawrence River offer more striking scenic views of islands, bays, marshes and rugged shoreline. However, the virtually undeveloped condition of the shoreline and the extent to which such shoreline is held by a single public entity, make these scenic resources unusual as a whole. NYPA ownership along the shores of Lake St. Lawrence has precluded the nearly continuous development of shoreline cottages and commercial structures that have foreclosed or severely restricted visual access to the river elsewhere. These locally significant resources can thus be attributed potential statewide significance by reason of their unique circumstances.

In general, the collective scenic resources face a number of closely interrelated problems, issues and opportunities attendant upon the release of surplus shorelands from public control. The very uniqueness that such extensive public ownership has given to locally significant scenic resources could be lost. If the sale of surplus NYPA lands permitted the typical pattern of dense shoreline development, the potential statewide significance would be eliminated. The protection of scenic quality along the shoreline and the guarantee of appropriate visual access must be inseparable from the sale and subsequent development of surplus lands.

Specific problems, issues and/or opportunities for individual scenic resources are as follows:

1. **Leishman Point.** The elevated views and panoramic shoreline vistas here enhance the existing public access and recreation activities associated with the Town Beach. However, such scenic resources also make the point one of the Town's most desirable areas for private development. Retention of public visual access will be an important consideration for this area. Also, the density, character, and future development along the southern side of Ogden Island will have a strong influence on the quality of views from Leishman Point.
2. **Whittaker Park.** No portion of the Village's shoreline park is expected to be involved in the sale of surplus lands. The only scenic quality concerns stem from potential development of Ogden Island. As in the case of Leishman Point, future development on the island could either enhance or detract from the park's vistas, depending on the nature of such development.
3. **Northeastern tip of Ogden Island.** Access to Ogden Island is limited to watercraft or ice crossings. Any proposal to retain vistas at the northern tip for public enjoyment must consider this limitation. A day use picnic facility for boaters could provide the needed rationale for retaining public ownership and capitalize on the isolated location.
4. **Coles Creek State Park campgrounds.** The scenic quality of the campgrounds draws from views of the water, especially the southwesterly and northeasterly vistas. In view of the current public use and jurisdiction of the Office of Parks, Recreation and Historic Preservation, no problems or issues are believed to exist regarding their visual resources.
5. **Near the Iroquois Dam.** Although less scenic than the four locations discussed above, the area near the dam presents an important opportunity for tourists to view the St. Lawrence and a major flood control structure close at hand. Retention of public ownership near the shore would be an essential part of preserving this vista.
6. **St. Lawrence Avenue.** Views of Ogden Island with Lake St. Lawrence in the foreground are significant for the motorist traveling along St. Lawrence Avenue. None of the NYPA-owned shoreline is expected to be offered for sale here. As in the case of Whittaker Park, the aesthetic character of future development on Ogden Island would be the foremost concern. Also, the immediate foreground of NYPA land could be enhanced

by a series of plantings -- low shrubs and well-spaced trees -- to break up stretches of rather barren shoreline and to give framing to outward views.

7. **NY Route 37 Scenic Corridor.** With its wooded enclosure and intermittent views of open water (along the Little Sucker Brook causeway and at the mouth of Brandy Brook), the section of NY Route 37 east of the Norwood and St. Lawrence railroad offers the motorist an enjoyable visual experience. The essentially undisturbed, natural condition and the views along this highway corridor represent valuable assets for tourism in general and an important setting for visitors en route to boat launch, camping and marina facilities in this area. Uncontrolled placement of signs, substantial cutting of the forest vegetation and lack of attention to aesthetics during any future development along this section of highway could seriously reduce its scenic value.
8. **Village Image.** Specific problems and issues affecting the character and vitality of the Village are discussed under various parts of the subsection on **COMMUNITY RESOURCES**. Revitalization of the commercial core of the Village, preservation of historic setting, control of strip development along Lincoln Avenue, and the fostering of more uses linked with and benefitting from the abundant water resources will be essential to protect and improve the Village's coastal image. Enhancement of views from St. Lawrence Avenue and careful attention to signage will also be important for image enhancement and protection.
9. **Town Image.** West of the Village, the rural coastal character could be significantly diminished by dense frontage development, strip commercial land uses, substantial clear cutting of wooded areas, blockage of the few existing views of water or replacement or cessation of agricultural activities. With the likelihood of major development activity in the Iroquois Dam and Whitehouse Bay areas, each of these potential impacts on image could occur. The challenge to the Town will be the need to promote and guide development in ways that capitalize on image features without eliminating or degrading them.

East of the Village, the protection of image will rest solely upon maintaining the scenic corridor and the promotion of coastal public access and recreation.

COMMUNITY/CULTURAL RESOURCES

An inventory of community facilities and other cultural features of the local waterfront area was conducted using air photos, tax maps, the NYS Coastal Atlas and a windshield survey, as well as previous studies of the area conducted by the St. Lawrence-Eastern Ontario Commission. An analysis of the inventory results was made with input from local officials and the Waterfront Advisory Committee. The inventory and analysis is presented below under the headings Development, Public Access and Recreation, Historic and Archaeological Resources, and Agricultural Resources.

A. DEVELOPMENT

Inventory (See Plates 13, 14, 15 and 16)

- 1. Public and Semi-Public Facilities.** For convenience, public facilities were identified under two categories: those related to governmental or quasi-governmental functions (administration, infrastructure, education, public health or safety and other public services) and those related to public access and recreation. Semi-public facilities (religious, charitable, institutional, community service and other not-for-profit, non-governmental functions) were inventoried under another category.

Governmental facilities within the Village's waterfront area consist of a lift station to the north of St. Lawrence Avenue at Main Street (LaGrasse St.), a sewage treatment plant to the east of Pine Street and a former industrial site owned by the Ogdensburg Bridge and Port Authority on Clark Point to the east of the mouth of Sucker Brook. Additional governmental facilities located within the Village but outside the current waterfront area include the Village/Town Municipal Building, the Town highway garage and the firehall on Platele Street to the south of Lincoln Avenue (Rt. 37); a public elementary school on the west side of Main Street to the south of Lincoln Avenue; The Post Office on the east side of Main Street; The Town Library building and the old Town hall on the west side of Main Street just north of Lincoln Avenue; and the Waddington Rescue Squad building along the south side of Lincoln Avenue between Green Road and Beach Street. Within the Town's waterfront area, the sole governmental facility consists of the Iroquois Dam in the western part of the Town.

Public access and recreation facilities within the Village's waterfront area consist of the Village park east of Pine Street and a pedestrian walkway, municipal docks and a boat mooring area along the north side of St. Lawrence Avenue. Town parkland (open space) at the four corners of the Main Street and Lincoln Avenue also falls in this category but is located outside the current waterfront area. The Waddington Town Beach on Leishman Point in the western part of the Town and Coles Creek State Park campgrounds, boat launch ramp and marina in the eastern part of the Town are the public access and recreation facilities located in the Town's waterfront.

Semi-public facilities in the Village include the Waddington Health Building, on St. Lawrence Avenue near Pine Street, the American Legion on Fenton Street, a Masonic Temple at Main Street and St. Lawrence Avenue, three churches located on Lincoln Avenue and another located on Fenton Street. Of these, only the Waddington Health Building lies within the Village's waterfront area. No facilities of this category lie within the Town's waterfront area.

2. **Commercial Facilities.** Located within the Village's current waterfront are the following: a pollution clean up firm, a truss construction company, and a lumberyard. Outside of its waterfront area, the Village has a number of commercial facilities, most of which are concentrated on Main Street, south of St. Lawrence Avenue. These facilities consist of: a hardware and building supplies store, an auto parts store, a beauty shop, a tavern, a used furniture store, a hotel with adjoining laundromat, a liquor store, a bank, a grocery store, an insurance office, a sportswear specialty shop and a restaurant/tavern. The remaining Village commercial facilities include: a gas station/used cars sales facility, a barber shop/sporting goods store, a restaurant, a supermarket, a bowling hall, a funeral home, and a golf course east of Franklin Street between Big Sucker Brook and Little Sucker Brook.

In the Town's waterfront area, all of the commercial facilities are found along Route 37. Moving from west to east in the western part of the Town, one finds a machine shop, a farm implement dealership, a delicatessen, a small nursery/greenhouse operation, and a gas station/car sales facility. Continuing east from the Village's eastern line, the Town's commercial facilities consist of a 12-unit motel and a fuel oil dealership.

3. **Industrial Facilities.** While lacking actual industry, a 22-acre site on Clark Point has been included in this category to recognize past efforts of the Ogdensburg Bridge and Port Authority (the owner) to market the property as an industrial/-shipping site. Formerly owned and improved by the St. Regis Paper Company, the site is basically vacant land served by rail, highway, Village sewerage and water supply, and electric power. Potential exists for shipping from the site given the refurbishing of dock facilities and dredging.
4. **Housing Stock.** The limited housing stock located within the Village's current waterfront area consists predominantly of older (pre-1940), single family year-round houses. Outside the current waterfront area, older year-round single-family houses also predominate. While the few two-family structures to be found are scattered, multiple-family units tending to be concentrated on the Main Street commercial core, in two small apartment buildings and as second or third floor apartments over several of the commercial facilities.

In the Town's waterfront area, the housing stock consists almost entirely of single-family structures built along state, county or Town road frontage. Such structures are a mix of

older farm houses and newer rural residences. The single-family housing stock is occupied year-round with the exception of a few seasonal units near Whitehouse Bay (site built) near Leishman Point (mobile homes). A 4-unit apartment building, located along Route 37 to the east of the Village, comprises the only multiple-family housing in the Town's waterfront.

Information on the overall distribution of residential land uses is provided later in this section under Existing Land and Water Uses.

5. **Infrastructure.** The Waddington waterfront area is served by a highway, road and street system as shown on all plates. Within the Village waterfront area, existing development is served by a municipal water system supplied by two deep wells located along St. Lawrence Avenue. The Village is also served by a sewer system and, a sewage treatment plant near Pine Street. The Town relies on individual wells for its water supply and individual septic systems for sewage disposal. The Iroquois Dam and the abandoned Norwood St. Lawrence Railroad are the only noteworthy infrastructure in the Town's waterfront area, besides the road and highway system.

Analysis. (See Plates 16 and 17). Extensive NYPA ownership of the Village and Town shorelands has had a pervasive influence on development in the local waterfront area. Most problems, issues and opportunities directly or indirectly stem from excess public holdings along Lake St. Lawrence and the resulting exclusion of private sector initiatives in coastal development. The following discussion highlights this central concern.

1. **Deteriorated and/or Underutilized Areas.** Using a setback of 100 ft. from the 250 ft. contour line m.s.l. as its minimum criterion for control of the "power pool," NYPA has identified substantial acreage of surplus holdings. All such holdings are deemed underutilized as indicated on Plate 16. The remainder of the NYPA lands must be considered used for flood control purposes.

Since the surplus lands are a series of individual parcels or groups of non-contiguous parcels, they are more readily described as geographic areas of the waterfront - some with identifiable subareas. Seven areas of surplus NYPA land are discussed below: six in the Town and one in the Village. A number of the problems, issues and opportunities relating to these areas were underscored in a recent study entitled Directions for Change.¹²

¹² Directions for Change, "Land Use Analysis and Recommendations For Surplus Properties of the New York Power Authority", prepared by the St. Lawrence County Planning Board, February, 1987.

In addition, the holdings of the Ogdensburg Bridge and Port Authority on Clark Point and the Norwood and St. Lawrence Railroad right-of-way (owned by the OBPA) are identified as underutilized areas. Finally, the section of Main Street between Maiden Lane and St. Lawrence Avenue is included as an area with deterioration as well as underutilization.

(Area 1 - Iroquois Dam to Whitehouse Bay). This is the largest area of surplus NYPA land. Other than an access road to the dam and limited farming (hay crops) on portions leased from NYPA, the four surplus parcels which comprise this area have remained unused since the power project was completed. Given its somewhat greater elevations, better potential land access and lesser value for wildlife habitat compared to NYPA lands in many other areas of the waterfront, this area offers the best opportunities for large scale development in the Town. The lack of sewers, the portions with soil limitations, the potential for impacts on possible muskellunge spawning in Whitehouse Bay, and the need to preserve the locally significant vista near the dam are issues which must be addressed as part of any development scheme there.

(Area 2 - Whitehouse Bay to Leishman Point). Three separated parcels make up this area. Poor soil suitability and poor access pose problems for development of the two parcels closest to Whitehouse Bay. Potential impacts on the locally significant fish and wildlife habitat of the bay and lack of sewers are the principal issues there. Good views of the bay may be attractive for large lot, low density development. The third parcel offers a somewhat better development opportunity, bearing in mind its moderate soil suitability. Again, absence of sewers is a major issue.

(Area 3 - Leishman Point). This parcel was not included among lands that NYPA indicated as surplus even though much of Leishman Point satisfies the 100 ft. setback criterion. It was apparent that NYPA expected the Town of Waddington to favor continued leasing arrangements for the entire point. However, the majority of Town officials view the parcel as prime land for private development as well as public access and recreation. The issue, then, is the extent to which private development might be considered without detracting from existing public use or foreclosing future public access and recreation needs. Visual access is a closely related issue since the elevations on Leishman Point provide for a significant vista toward Ogden Island. Lack of sewers and soil limitations are again problems that warrant consideration.

(Area 4 - Ogden Island). Ogden Island represents another major area of development potential. The island lacks significant coastal fish and wildlife habitat area and has pockets of soils suited to dwellings without basements. Isolation, inaccessibility and lack of sewers suggest lower density cottage development and island resort use as development opportunities. The character of future development on Ogden Island will have considerable bearing on shoreline vistas at many points along the mainland. Public day use at the easternmost end of the island could compliment private development on the larger areas to the west, while retaining access to a significant vista.

(Area 5 - Mouth of Brandy Brook). Four small parcels of surplus land are located along the northern side of NY Route 37 near the mouth of Brandy Brook: two to the west of the mouth and two to the east. All of these parcels are low-lying with loamy soils overlying surficial deposits of silty sand. These soils are poorly suited to septic systems and impose severe limitations for dwellings. The parcels to the west of the mouth are heavily wooded and partly surrounded by wetland. To the east of the mouth, the parcels are also wooded. Given the Brandy Brook area's status as a fish and wildlife habitat, the foremost development constraint is that of habitat protection. Preservation of the scenic corridor along this part of Ny Route 37 is also a concern. The absence of sewers is a decided constraint on development opportunities. Any development concepts for these parcels must successfully incorporate measures to resolve the many drawbacks noted.

(Area 6 - West of Coles Creek). Four separate parcels west of Coles Creek and south of NY Route 37 comprise this area of surplus lands. Although they collectively involve the third largest amount of acreage, their potentially usable acreage is rather limited. Like those near the mouth of Brandy Brook, the parcels in this area are low-lying with mostly loamy soils over-lying silty sand or dune sand. High water table, wetlands and forest vegetation characterize most of the surrounding area. Soils throughout this area of surplus land are subject to severe limitations on the use of septic systems and, barring a few isolated pockets within the parcels, on dwellings.

The northernmost parcel is believed to have limited potential for residential development. Future campground use - either as part of the State park or privately operated - is considered the best development opportunity. Commercial use (associated with camping) may also be possible. Preservation of visual quality will also be an issue along this section of the NY Route 37 scenic corridor.

Soil limitations, inaccessibility, and proximity to the Coles Creek fish and wildlife habitat suggest very low intensity use of the remaining three parcels. Nature trails, scattered hunting camps, and remote camping areas may be appropriate.

(Area 7 - East of Sucker Brook). This area involves three surplus parcels: one in the Village, one in the Town and one straddling the Village's eastern municipal boundary. Very low relief, sandy soils overlying surficial deposits of silty sand, forest vegetation and inaccessibility characterize each of these parcels. Area soils impose severe limitations on the use of septic systems and on dwellings. Again, nature trails and scattered hunting camp uses may be most appropriate unless the Norwood and St. Lawrence Railroad right-of-way provides future access (see Area 9). Since the Sucker Brook area is not a significant coastal fish and wildlife habitat, the likelihood of development impacts on valuable fish and wildlife resources is reduced.

(Area 8 - Clark Point). With 22 acres served by Village sewer and water, electricity, railroad, and highway access, the former industrial site is the most developable but one of the most underutilized properties in the local waterfront area. After repeated but

unsuccessful efforts to attract industrial development and shipping interests to this potential port property, the Ogdensburg Bridge and Port Authority (OBPA) decided to sell the land. One-way hauling diseconomies on the railroad line, the need for dredging, costly requirements for developing port facilities, trucking distance from the Ogdensburg Bridge and would be competition with the Port of Ogdensburg itself were undoubtedly considerations. Although future industrial uses should not be absolutely ruled out, the site could support multiple family residential use, condominiums, resort/hotel development, marina use or combinations thereof. Many uses could capitalize on the point's extensive, undeveloped shoreline and views of Lake St. Lawrence.

(Area 9 - Norwood and St. Lawrence Railroad right-of-way). OBPA ownership of this railroad was intended to support port development on Clark Point. Once the decision was made to abandon port development efforts there, the railroad became an unnecessary holding and probably a liability. Sale of the railroad line offers a possible recreation trail through the most isolated section of the Town. Enormous cost and numerous development limitations in this part of the Town would rule out use for highway purposes.

(Area 10 - Commercial Core). Deteriorating commercial buildings and vacant stores limit the economic strength of this area. Although some capital reinvestment is evident, the area as a whole suffers from underutilization. Conversion of commercial structures to apartments could continue the weakening of the Village's small business district. Sale of NYPA and OBPA holdings could be expected to attract second home and some resort development which, in turn, would swell the seasonal population and increase demand for commercial services in the core area. However, like many St. Lawrence River resort communities, a strong summer tourism economy alone may not induce sufficient capital reinvestment to eliminate the deterioration. Growth in year-round demand is needed to minimize underutilization. Also, the development of competing commercial facilities along NY Route 37 in the Town would further weaken the core.

A coordinated effort between the Town and Village is needed such that growth in the Town strengthens commercial activity in the Village's commercial core -- with both communities benefiting. Facade and structural improvements, landscaping, street furniture, ornate street lighting, poles and fixtures, sidewalk improvements and promotion activities would enhance the core area and increase its attractiveness for tourists. Public/private cooperation would be essential to revitalize this area.

2. **Water-dependent and Water-enhanced Uses.** NYPA lands held for flood control purposes, i.e. those meeting the 100 ft. setback criterion noted earlier, are water-dependent in a manner of speaking. However, since they are used for power generation and navigation purposes having little bearing on waterfront revitalization in the Town or Village, these lands are merely noted and not mapped.

Active water-dependent uses are very limited in the local waterfront area and essentially restricted to the public sector. In the Village, they are essentially restricted to the public sector. In the Village, they consist of the sewage treatment plant, the boat launch and docks near the sewage treatment plant, and the municipal docks north of St. Lawrence Avenue near the lift station. Swimming at the Town Beach on Leishman Point, the State boat launch at the mouth of Brandy Brook and the marina at Coles Creek are the Town's only water-dependent uses.

Water-enhanced uses are likewise restricted. In the Village, Whittaker Park, a pedestrian walkway, and one commercial activity, the golf course, fall in this category. A single water-enhanced use is found in the Town: the Coles Creek State Park campgrounds.

Sale of surplus NYPA lands and the OBPA holdings on Clark Point will present significant opportunities to promote and develop both water-dependent and water-enhanced uses. Local interest in fostering more tourism will depend on the degree of success in promoting and facilitating such uses.

3. **Concentration of Development.** The primary areas for concentrating new coastal development lie within the Village to the north of Lincoln Avenue and to the west of Little Sucker Brook. Adequate existing infrastructure and the availability of services within the Village will support new residential and commercial growth in heavier concentrations than any outlying areas in the Town.

Some concentration potential is believed to exist on Leishman Point and within the area between the Iroquois Dam and Whitehouse Bay. The extent of actual concentration will depend on the extent to which proposed development schemes for these areas can be designed as self-sufficient packages. The overall density and intensity of development in these areas will undoubtedly be much less than within the Village waterfront.

B. PUBLIC ACCESS AND RECREATION

Inventory. (See Plate 18)

1. **Existing Public Access and Recreation Sites.**
 - a. **Whittaker Park.** The Village park extends from the mouth of Sucker Brook at Pine Street. Its facilities include two tennis courts, two basketball courts, one regulation baseball field, two little league/softball fields, a picnic area, playground equipment, walking/bicycle paths, and a boat launch with a 30' floating dock.
 - b. **Municipal Docks.** The municipal docks are located in the Village park, off St. Lawrence Avenue at the end of Main Street. There is a fixed dock of about 70'

to accommodate larger boats and two floating docks of 30' each for smaller boats. The floating docks were added in the Summer of 1986 with assistance from a grant from the Adirondack North Country Association. Electricity is available at the dock upon request to the Village.

- c. Mooring Area. NYPA currently leases small parcels for private boat mooring and parking along the north side of St. Lawrence Avenue. The leased parcels cover the shoreline from just east of Green Road to just east of Beach Street.
- d. Town Square. As noted previously, there is a Town-owned park located on the four corners of the intersection of Lincoln Avenue and Main Street in the Village of Waddington. The park consists of a landscaped open space at the center of the Village.
- e. Waddington Beach. Waddington Beach is a Town park on the east side of Leishman Point, off of Rt. 37. Its facilities include a swimming beach, picnic areas, a pavilion, restrooms, playground equipment, and water supply provided by an on-site well.
- f. Brandy Brook Boat Launch. The Brandy Brook boat launch is located off of Rt. 37 at the mouth of Brandy Brook within the Coles Creek State Park. It is a State operated facility with anchorage, a boat launch ramp, and parking.
- g. Coles Creek State Park. The total area of Coles Creek State Park is 1800 acres, 20 of which have been developed for public use. Its facilities include 148 camping sites with electricity, 87 camping sites without electricity, a picnic area and playground, a protected swimming area, a laundry, and a camp store and recreation room. The park also provides 1.5 miles of accessible shoreline on the St. Lawrence River. The park opens on May 15th and closes September 3rd, but provides plowed access for winter fishing. 1988-89 attendance was 33,888.

2. Existing Commercial Recreation Sites and Facilities

- a. Golf Course. In the Village, but located outside of the current waterfront area, is a privately owned 18-hole golf course with a clubhouse and a small restaurant. A pro-shop and cart rentals are also available.
- b. Bowling Alley. Across from the Village park on Pine Street, just outside of the current waterfront boundary, is a year-round twelve lane bowling alley with a small bar and grill.
- c. Coles Creek Marina, Inc. The Coles Creek Marina is a private concession operated on State land through a contract with the State Office of Parks, Recreation and Historic Preservation. Its facilities include two main docks with

berthing for eighteen boats each, sizes from 20' to 30' with full electric and water hook-up; one dock with 20 berths for boats 16' to 18' and no utilities; a boat launch ramp; and a tackle shop with boat and small engine repair, gasoline sales, and restrooms. Outdoor winter boat storage is also available.

Analysis. (See Plate 18). The problems, issues and opportunities pertaining to public access and recreation were evaluated in terms of the adequacy of existing facilities compared to current demand, the likelihood of demand increasing substantially in the foreseeable future and the potential for expanding the supply of public access and recreation sites and facilities to accommodate such demand.

1. **Adequacy of existing facilities.** In general, the public access and recreation facilities within the Waddington waterfront area are considered adequate to meet current demands with only a few noted exceptions. Each of the existing facilities - both public and private (commercial) - is evaluated below.
 - a. **Whittaker Park.** Heavy use of this park has resulted in a need to upgrade and expand present facilities. Possible improvements include additional parking, plantings and benches, and the resurfacing or refurbishing of existing athletic facilities, such as the tennis and basketball courts, and the baseball fields, but excludes any expansion in overall size due to area limitations.
 - b. **Municipal Docks.** Two floating docks of 30' each were added to this facility in the Summer of 1986 with financial assistance from the Adirondack North Country Association.
 - c. **Town Square.** This open space park is adequate, and no improvement or expansion is anticipated.
 - d. **Waddington Beach.** This facility is adequate to meet current demands, but is expected to face significantly greater use as NYPA lands are sold and developed.
 - e. **Brandy Brook Boat Launch.** Existing facilities adequately meet current demands.
 - f. **Coles Creek State Park.** The annual attendance averages generally between 30 and 35 thousand. This figure can be anticipated to rise due to the impact of the NYPA land sales and the related development. Furthermore, the expansion of Fort Drum has placed much greater demands upon all regional State Parks.
 - g. **Commercial Facilities.** Indications are that the golf course, the bowling alley, and Coles Creek Marina, Inc. are adequate to meet current demands.

2. Future Demand for Public Access and Recreation Facilities

With the expansion of Fort Drum and the anticipated development resulting from the sale of NYPA lands, the demand for public access and recreation facilities is expected to increase significantly. While some of the local facilities are adequate to handle an increase in demand, others will require improvement or expansion.

- a. Whittaker Park. With the improvements mentioned above, Whittaker Park should be adequate to meet demand in the near future. If longer range demand exceeds the capabilities of this site, the Village may need to consider an inland location for field sports and other active recreation uses requiring more space.
- b. Municipal Docks. With the additional docks planned for construction, these facilities should be adequate to meet the increasing demand for a few years. However, longer term demand - especially without private marinas - would require further expansion.
- c. Waddington Beach. With the development of NYPA lands, some improvements or expansion of facilities may be needed to accommodate increased demand. Leishman Point has extensive area for additional recreation facilities as well as private development.
- d. Coles Creek State Park. In spite of the fluctuation in attendance at this park, the general trend is toward increased attendance. At the average rate of increase experienced over the past seven years, attendance at this facility will meet or exceed its capacity in two to three years. With the sale of NYPA lands and the expansion of Fort Drum, this trend is certain to be accelerated. In order to accommodate anticipated increased demand, additional acreage should be developed for active campground use.

3. Potential for Improving and Expanding Public Access and Recreation Sites/Facilities.

- a. Whittaker Park offers moderate to limited potential for expansion, but good potential for improvement. The extent of future expansion rests upon the extent to which the Village emphasizes water-dependent and water-enhanced recreational uses there.
- b. Coles Creek State Park. Given that less than 2% of its 1800 acres have been improved for active recreation use, the State park has a considerable amount of land for the expansion of campground facilities as developmental pressures in the region increase.
- c. Potential Commercial Marina at Leishman Point. With the sale of NYPA lands, the opportunity arises to develop a commercial marina in the "bay" formed

between Leishman Point and the shoreline closest to River Road. Such a facility would help to accommodate the increasing demand for recreational boating in the area. Issues such as hazards due to prevailing wind and waves would have to be addressed prior to such development. Water depth is adequate, and access would be possible from the point.

- d. Ogden Island. The eastern tip of Ogden Island has great scenic value and has potential for small boat access. Upon the release of NYPA lands, day use for picnics and relaxation could be promoted.
- e. Iroquois Dam Visual Access. A public access site for viewing Iroquois Dam could be provided as part of the overall development scheme for this area of surplus NYPA lands. Parking, landscaping, benches and, if possible, an observation tower would be appropriate.
- f. Potential Sucker Brook Marina. There is potential for limited marina development on Sucker Brook. Lands retained by NYPA and leased to the Village could, in turn, be leased for development of a commercial marina to provide needed services for area boaters.
- g. Potential Recreation Trail. The Ogdensburg Bridge and Port Authority's probable sale of the Norwood and St. Lawrence railroad right-of-way offers the opportunity for development of a recreation trail -- possibly as part of a larger, county-wide trail system.

C. HISTORIC AND ARCHEOLOGICAL RESOURCES. (See Plate 19)

Inventory. In 1980, the St. Lawrence-Eastern Ontario Commission conducted an inventory of historic structures in the Town and Village. None of those identified as having potential historic value, are located within the Town's waterfront area; twelve fall within the Village's existing waterfront area boundary. Another forty-eight of the inventoried structures are situated between St. Lawrence Avenue and Lincoln Avenue, and two of the structures lie south of Lincoln Avenue.

Structures built before 1850 are found primarily along St. Lawrence Avenue, Main Street, and Lincoln Avenue. St. Lawrence Avenue and Main Street also exhibit substantial numbers of structures dating back to the latter half of the nineteenth century. A few post 1900 structures were included in the inventory. The more notable structures are described blow:

- 1. Row of brick houses (located along the northern side of St. Lawrence Avenue between Main and Fenton Streets) - built between 1812 and the 1830's with styles ranging from Greek Revival to Italianate.

2. Former Ogden Land Office (located on the northern side of St. Lawrence Avenue near Oak Street) - constructed in 1800 as an architectural hybrid with a gambrel roof suggestive of the Dutch Colonial Style.
3. George Reddington House (located on the southwest side of Main Street) - constructed in 1828 in the late Federal style for George Reddington, an attorney and early promoter of Waddington.
4. Pratt House (located southeast of the George Reddington House) - constructed in 1828 in the late Federal style for George Reddington, an attorney and early promoter of Waddington.
5. Hepburn Library (next to the Pratt House) - a fine example of Beaux Arts Classicism. This large, one-story building, constructed in 1919, is one of several Hepburn libraries donated by Barton Hepburn.
6. James Thayer House (next to the Hepburn Library) - a two-story stone house constructed in 1820 in the Greek Revival style.
7. St. Paul's Episcopal Church (located on Lincoln Avenue between Main Street and Fenton Street) - the oldest church north of the Mohawk River and the first permanent church building in St. Lawrence County. It was erected between 1816-1818 by David Ogden with funds from Trinity Church of New York City. It was modelled after St. Paul's Church in New York City.
8. Old Town Hall (located on Main Street near Lincoln Avenue) - built in 1884 by Issac Johnson, a former slave living in Ontario, Canada.
9. James Reddington House (located on the north corner of Lincoln Avenue and Clinton Street) - a brick house in the Greek Revival style, originally built circa 1850 on what is now the site of the Village elementary school. It was moved to its present location in 1929.
10. David Ogden House (located on the landward side of St. Lawrence Avenue) -one of the oldest homes in Waddington. Known as the Cottage House, this large frame house, built in 1803, was used as a temporary residence for David A. Ogden while his island residence was under construction.

The historian for the Town and Village of Waddington is planning to conduct a more detailed study of historic sites. At that time, it may be determined that additional structures merit inclusion in the above list of notable historic resources.

Archeological resources in the Waddington waterfront area consist of a single site near the Iroquois Dam reported to show "traces of occupation" by prehistoric indians (pre-

European contact). This site is thus identified as having potential for archeological significance, according to records of Office of Parks, Recreation and Historic Preservation. No formal study of this site has been conducted.

Analysis. (See Plate 19) None of the buildings shown on Plate 19 are on the National Register of Historic Places. While the ten buildings specifically listed above are noteworthy individual structures, many of the remaining structures contribute to the cultural heritage and historic character, and contribute greatly to the aesthetic quality of the Village.

Potential exists for either a multiple resource nomination of the more noteworthy historic structures or a district nomination, possibly as shown on Plate 19. Detailed evaluation will be necessary to determine the actual significance of the Village's historic resources.

The significance of the archeological resources in the Town of Waddington have yet to be determined.

The problems, issues and opportunities relating to the historic and archeological resources in the Waddington waterfront area are as follows:

1. **Potential Threats to Historic and Archeological Resources.** Of the noteworthy structures listed above, two are Town-owned and one is under church ownership. The remaining seven structures are privately held in uses ranging from year-round and seasonal residences to apartments and commercial storage. While the public and semi-public structures are unaltered, all but one of the private buildings have undergone some form of alteration and/or addition. One structure has been relocated and altered. Although the privately owned structures may be more susceptible to severe alteration, or loss, than are public or semi-public structures, all of the structures face the threat of inappropriate improvement. One example is the Hosea Fenton House (not listed above), a stone building constructed in 1860 which has had a Greek Revival brick addition on one side and a later clapboard frame addition on the other.

At the time of the survey (1980) and today, the greatest threats to the historic structures in the area as a whole have been either general deterioration due to the lack of capital reinvestment or vacancies and turnover in uses. Deterioration can lead to demolition or inappropriate restoration measures that reduce historic significance. Frequent turnover in uses can increase the likelihood of inappropriate remodeling or alteration.

With anticipated economic resurgence in the North Country due to the expansion of Fort Drum and the sample of NYPA lands for development, the historic structures may face even greater threats deriving from population growth and development pressures.

Structures that are perceived as less significant have the greatest risks of demolition and alteration due to lesser concern for their preservation. This is decidedly a problem given the lack of a detailed study to determine the historic significance of structures.

Threats to the possible archeological resources in the vicinity of the Iroquois Dam will depend on the sale of surplus NYPA lands there and any specific development proposals that ensue. Development proposals for this area will require careful review in consultation with the State Historic Preservation Offices.

2. **Issues of Preservation.** The Village has several options for preserving its historic buildings and, thus, its heritage. Nomination of individual or multiple sites or a district to the National Register of Historic Places is one option. Its influence on preservation is primarily one of prestige or recognition given to historic resources. Public education is another option similar to the first. It seeks community awareness of the value of preserving historic structures as our link with the past. Capitalizing on historic resources for tourism development and promotion is a third option. It usually requires that the first two options have been successfully pursued. Finally, historic preservation can best be assured through local regulations.

In the Village, all but the regulatory options are believed to be feasible. Their successful application may cultivate sufficient individual and community attitudes toward historic value to resolve the preservation issues.

3. **Tourism Opportunities.** In addition to manifesting its cultural heritage, the historic resources of a community are assets for tourism. With a wealth of 19th century structures, the Village is indeed favored with opportunities to attract some of the growing number of tourists interested in the heritage of New York State and the Nation. National Register recognition, local historic preservation efforts and promotion will all help to increase tourism potential. The Waddington Library is currently working with the local historian to develop an historic walking tour guide.

D. AGRICULTURAL RESOURCES

Inventory. (See Plate 19)

Areas of prime farmland soils are located throughout the Town waterfront area. (See Plate 6) Most of it occurs west of the Village, including nearly half of the land area outside of the NYPA properties. East of the Village, there are only a few such areas lying near the mouth of Brandy Brook, along Coles Creek, and just south of Rt. 37 near Coles Creek State Park. Most of the prime farmland soils in the waterfront area are covered by forest or forest brushland.

A large agricultural district encompasses two portions of the Town's waterfront area. One lies west of the Village and includes all of the land south of Rt. 37 from Buck Rd. to the Town line

plus a contiguous area north of Rt. 37 east of Whitehouse Bay. The other area lies east of the Village and includes large areas of land on either side of Coles Creek. Active farming occurs mostly within the agricultural district, with the exception of a small area of land adjacent to the Village's west side and a small area along the west side of Brandy Brook near the railroad. The major agricultural activity is dairy farming, including pasture land and hay crops.

Analysis. (See Plate 19) In spite of a general decline in farming within the Town's waterfront area, it persists as a currently viable activity. This can be attributed to the absence of coastal development pressure and land speculation, the extent of prime farmland soils and the influence of the agricultural district formed in 1975.

With the potential for substantial new development of surplus New York Power Authority lands, population growth and expansion of local tourism, agricultural uses along NY Route 37 west of the Village will face new pressure from competing land uses. The manner in which such pressures are handled will determine the future of coastal agriculture in the Town. Non-agricultural uses must be guided away from areas with prime farmland soils, especially within the agricultural district and outside the district where such soils are currently in active agricultural use.

In particular, three areas of active farming are most likely to be threatened. The first involves agricultural uses south of the Iroquois Dam. Farming occurs there on both sides of NY Route 37, i.e., both within and outside of the agricultural district. Slightly more non-prime than prime farmland soils are affected. The second location is along the south side of NY Route 37 near Whitehouse Bay. Active farming there is mostly on prime farmland soils within the agricultural district. The third location involves roughly equal amounts of prime and non-prime farmland soils just outside the Village's western limits. There, most of the prime farmland lies to the north of the state highway. This location is entirely outside the agricultural district.

Less development pressure is likely to occur in an area of active farming midway between Buck Road and Rt. 131 (Connie Wood Road) and in the portion of the agricultural district situated across NY Route 37 to the northwest. Prime farmland soils near Brandy Brook and Coles Creek are not expected to experience any serious pressure for development, because of active farming there.

Generally, the extensive prime farmland soils and active farms must be considered opportunities for agriculture to continue as an important part of the local economy.

EXISTING LAND AND WATER USES

Due to the larger number of small parcels and greater variety of land uses within the Village, the inventory and analysis of its existing land and water uses are presented separately from that of the Town.

A. EXISTING LAND USE

Inventory (See Plate 20)

1. **Village.** The types of existing land use within the Village are residential, commercial, public/semi-public, and vacant/undeveloped. The most intensive land uses occur within a nearly equal distance in all directions from the Town Park in the center of the Village at Lincoln Avenue and Main Street. Each type of land use is discussed below.
 - a. **Residential.** Within the Village's current waterfront boundary, only a few small areas of single family residential land use are evident: those along the northerly side of St. Lawrence Avenue and on the southwesterly side of Clark Point. The proposed expansion of the local waterfront area would encompass the extensive area of single family residential uses between Beech Street and Pine Street, a number of apartment units in the commercial core area, and a few isolated duplexes. Scattered single family residential land uses to the west of Beech Street, along Brookview Drive and on Franklin Road southeast of the golf course would also be included by the boundary expansion.
 - b. **Commercial.** The current waterfront area of the Village has little in the way of commercial uses. Expansion of the boundary would include the commercial core area on Main Street south of St. Lawrence Avenue, several other commercial uses scattered between Beech Street and Pine Street, and the golf course.
 - c. **Public/Semi-Public.** Within the current waterfront boundary, the uses in this category are the NYPA lands "used" for flood control purposes or leased to the Village for a park, water supply or sewage treatment purposes. Expansion of the waterfront area will include public uses along Main Street and Lincoln Avenue as well as semi-public uses along Main Street, Fenton Street, Oak Street, Lincoln Avenue and Franklin Road.
 - d. **Vacant/Undeveloped.** Most of Clark Point and a strip along the north side of the west end of St. Lawrence Avenue are the only areas within the current waterfront boundary that fall in this category. Expansion of the boundary will add to this category substantial areas of undeveloped lands west of Beach Street (south of St. Lawrence Avenue) and east of Little Sucker Brook and smaller areas along the east side Beach St. and the west side of Pine St.

2. Town

- a. Agriculture. Agricultural uses occur intermittently throughout the Town waterfront area. West of the Village, there are four areas: one large area at Rt. 37 and Brown Church Road; two areas south of Rt. 37 between Connie Wood Road and Buck Road; and one very small area adjacent to the Village line on both sides of Rt. 37. East of the Village there is a small area just north of where the railroad meets Brandy Brook and three areas occurring along either side of Coles Creek.
- b. Most residential land uses within the Town's waterfront area occur west of the Village along NY Route 37 with small concentrations on the southerly side of Whitehouse Bay and along River Road. Isolated residential uses are found to the east of the Village along NY Route 37, Allison McGinnis Road and Irish Settlement Road. Almost all of these residential uses are single family. A multiple family use is located on NY Route 37 east of the Village.
- c. Commercial. Commercial uses in the Town's waterfront lie mainly west of the Village along Rt. 37 where there are five isolated commercial operations. To the east of the Village there are only two commercial uses, likewise isolated and located along Rt. 37.
- d. Public/Semi-Public. Within the waterfront area the public uses consist of non surplus NYPA lands "used" for flood control, the Iroquois Dam and the Waddington Town Beach on Leishman Point in the western part of the Town and the Coles Creek State Park campgrounds, the Coles Creek State Park marina and a State boat launch ramp on Brandy Brook in the eastern part. The one semi-public use in the waterfront area is a church near the northwest corner of Rt. 37 and Brown Church Road.
- e. Vacant/Undeveloped. The vast majority of the land within the Town waterfront area is vacant/undeveloped. This includes the undeveloped portions of large, rural residential lots and those NYPA lands which were originally acquired for protection against fluctuations in Lake St. Lawrence, but are now deemed surplus (with the exception of State and local park uses). The surplus NYPA lands make up approximately half of all vacant lands in the Town waterfront area.

B. EXISTING WATER USES

Inventory. (See Plate 20)

Recreational boating, fishing, and water-skiing are water uses occurring throughout Lake St. Lawrence. There are several sites for the docking and/or launching of boats within the waterfront area, including: the municipal docks at the end of Main St.; the boat launch at the

Village park; the State boat launch at Brandy Brook; and Coles Creek Marina, Inc. Swimming beaches are provided at Waddington Beach on Leishman Point and at Coles Creek Campground.

The shipping channel on the St. Lawrence River runs just north of the inter-national boundary only occasionally crossing over to the U.S. side. Several navigational aides are located along the channel within the Waddington waterfront area. There is also a sewer outfall located near the Village sewer treatment plant at the mouth of Big Sucker Brook.

It is evident that existing water uses are confined to municipal level functions and navigation along the Seaway. Public water uses are adequate for the present. On the other hand, NYPA ownership has foreclosed all private water uses - recreational or otherwise. Commercial marinas are notably absent. The sale of surplus NYPA lands should open the possibility of including such uses as part of resort development schemes or as separate operations.

Analysis. (See Plate 21). Problems confronting existing land uses are discussed below in terms of relative stability, general compatibility and appropriateness for beneficial use of coastal resources in the respective local waterfront areas of the Town and Village. As noted throughout this section of the program, the excessive land holding of NYPA is the central issue. The settlement of this issue through the sale of surplus NYPA lands presents numerous opportunities to resolve existing land use problems and promote more beneficial land uses throughout the local waterfront area. Coordinated and comprehensive planning efforts for surplus NYPA lands offer an excellent opportunity to address the overall land use picture for the entire waterfront.

1. Areas Susceptible to Change.

- a. **Village.** Within the Village, Clark Point and the commercial core area are the largest areas where existing land uses are highly susceptible to change. Sale and private development of OBPA holdings in the former area will heighten the pressure for development of adjacent undeveloped properties and may induce changes in the scattered existing residential and commercial uses there. General population growth in the area from development of surplus NYPA lands and increased tourism would be likely to attract new commercial uses to the latter area. Along the northsides of St. Lawrence Avenue and Route 37 undeveloped private land and some residential properties may also be highly susceptible to pressure for commercial uses. The largely undeveloped area west of Beach Street (between St. Lawrence Avenue and NY Route 37) should be subject to only moderate pressure for change -- presumably to residential. Surplus NYPA land along the eastern side of the railroad and undeveloped land southeast of the golf course would also be moderately susceptible.
- b. **Town.** Almost all of the surplus NYPA lands and the western half of Leishman Point will be highly susceptible to change. The more remote and inaccessible surplus lands, such as those along the railroad and the two southernmost parcels in Coles Creek State Park, are believed to have only moderate susceptibility. Privately owned lands along the western part of NY Route 37 would experience a moderate increase in the likelihood of land use changes given the sale and

subsequent development around Whitehouse Bay. General population growth and increased tourism would moderately affect undeveloped land on the northern side of the River Road and along NY Route 37 at the Buck Road intersection and near the Village's western limits.

2. Marginal, Inappropriate or Incompatible Uses.

- a. Village. From the perspective of best, long term use of the waterfront, there are several sites in the Village where existing land uses may fall into this category -- depending on the actual changes in land use that result from the sale of public lands, increased tourism and economic development.

First, if commercial resort and commercial recreation uses are developed on Clark Point, the few existing residential uses may face problems with compatibility. If residential uses are developed there, then the existing commercial use may not prove compatible. Second, the two commercial uses on the north side of Lincoln Avenue may be inappropriate if their presence serves as an inducement for or justification of additional commercial uses there. Thus far, the Village has avoided the typical commercial uses there. Thus far, the Village has avoided the typical commercial strip development land use pattern along its principal thoroughfare. Finally, the Norwood and St. Lawrence Railroad is a marginal use.

- b. Town. Marginal land uses include a small cluster of small cottages or camps on Hanlon Road south of Whitehouse Bay, intermittent and dispersed agricultural uses on land leased from NYPA and the essentially unusable Norwood and St. Lawrence Railroad. No existing uses were identified as inappropriate or incompatible. Nevertheless, the small number of existing commercial uses along NY Route 37 could be classified as inappropriate if they were to encourage strip commercial development.

3. Prime Areas for Beneficial Uses

The following areas are considered prime for the development of uses which would benefit the local waterfront area.

(Area 1 - Clark Point) - potential mixed resort, marina and residential uses with north to south transition from higher to lower density/intensity.

(Area 2 - Whittaker Park) - open air concerts, band shell, more docks, holding tank, pumpout and other water-dependent recreational uses eventually displacing ball fields (relocated).

(Area 3 - Commercial Core) - hotel, restaurant, bait and tackle, marine sundries as well as additional convenience commerce and services related to both population growth and tourism. Possible tourist center.

(Area 4 - Railroad Right-of-Way) - recreation trail for cross country skiing, snowmobiles, cycling and hiking.

(Area 5 - Whitehouse Bay Environs) - major year-round and summer home development plus resort and public access uses.

(Area 6 - Ogden Island) - low density large lot residential (seasonal) uses and day use picnic area.

(Area 7 - Leishman Point) - resort/marina and residential uses for western half of point.

(Area 8 - Coles Creek State Park) - expansion of state park campgrounds and/or private campground development.

IMPORTANT ECONOMIC ACTIVITIES

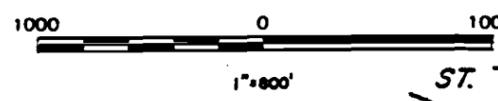
Five economic activities are considered most important for revitalization of the local waterfront area: sale and development of excess public lands, expansion of the currently limited tourism economy, in-fill development of residential uses in areas supported by adequate infrastructure and community services, stabilization and strengthening of existing commercial facilities and protection of viable agricultural uses. The first two activities are vital in both communities. While the third and fourth pertain mostly to the Village, the fifth activity is more essential to the Town. Each activity is discussed briefly, below:

1. **Excess Public Lands.** Shoreline development in general and both water-dependent and water-enhanced uses in particular have been unusually limited due to the extent of lands held by NYPA and, to a lesser extent, by the OBPA. Economic development in both communities will hinge largely on the degree to which productive and beneficial uses can be attracted to their respective waterfront areas.
2. **Tourism.** Presently, local tourism is limited to the Coles Creek State Park campgrounds and use of Village and State boat launches, the State Park marina and the municipal docks. Private marinas, motels, hotels, gift shops, resorts and restaurants are either absent or marginally evident. The potential for tourism development is considered to be high, given continued growth in regional demand for public access and recreation facilities, especially as a result of the Fort Drum expansion. In order to reach such potentials, significant levels of intergovernmental cooperation and public/private participation will be required.
3. **In-fill Development.** The quiet residential streets in the Village's waterfront contribute significantly to the character and quality of life there. With supporting infrastructure and services, the partly developed areas west of Beach Street hold promise for construction of additional year-round single family residences depending on how many new employment opportunities can be generated by tourism and industrial development in the northern part of St. Lawrence County.

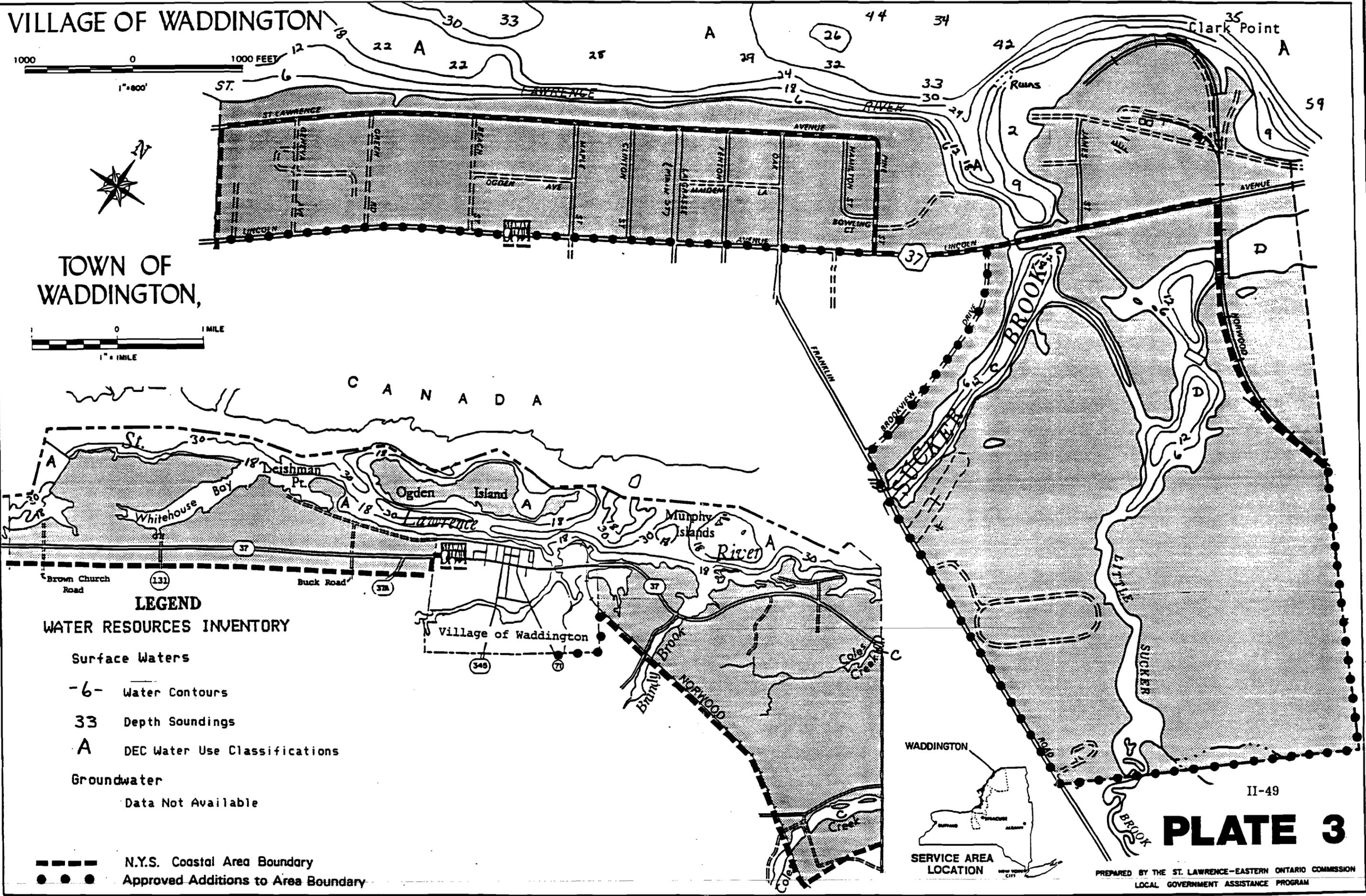
4. **Commercial Revitalization.** Deterioration, vacancies and turnover in small businesses were noted as problems in the Village's commercial core area. These are clear signs of economic weakness there. Again, concerted public/private participation will be necessary to reverse the trends of commercial decline and instability. The successful revitalization of the commercial core area of the Village will benefit year-round and seasonal residents and tourists alike. Restriction of commercial strip development along Lincoln Avenue in the Village and NY Route 37 in the Town will also be necessary to protect core area businesses.

5. **Agriculture.** Although agriculture has declined locally - following State-wide and Nationwide trends, it still represents an important source of local income and demand for local business services and products. Town officials will need to guide development for productive use of excess lands and for tourism in a manner which allows agricultural uses to continue.

VILLAGE OF WADDINGTON



TOWN OF WADDINGTON



LEGEND

WATER RESOURCES INVENTORY

- Surface Waters
- 6- Water Contours
- 33 Depth Soundings
- A DEC Water Use Classifications

- Groundwater
- Data Not Available

- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary



II-49

PLATE 3

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

1000 0 1000 FEET

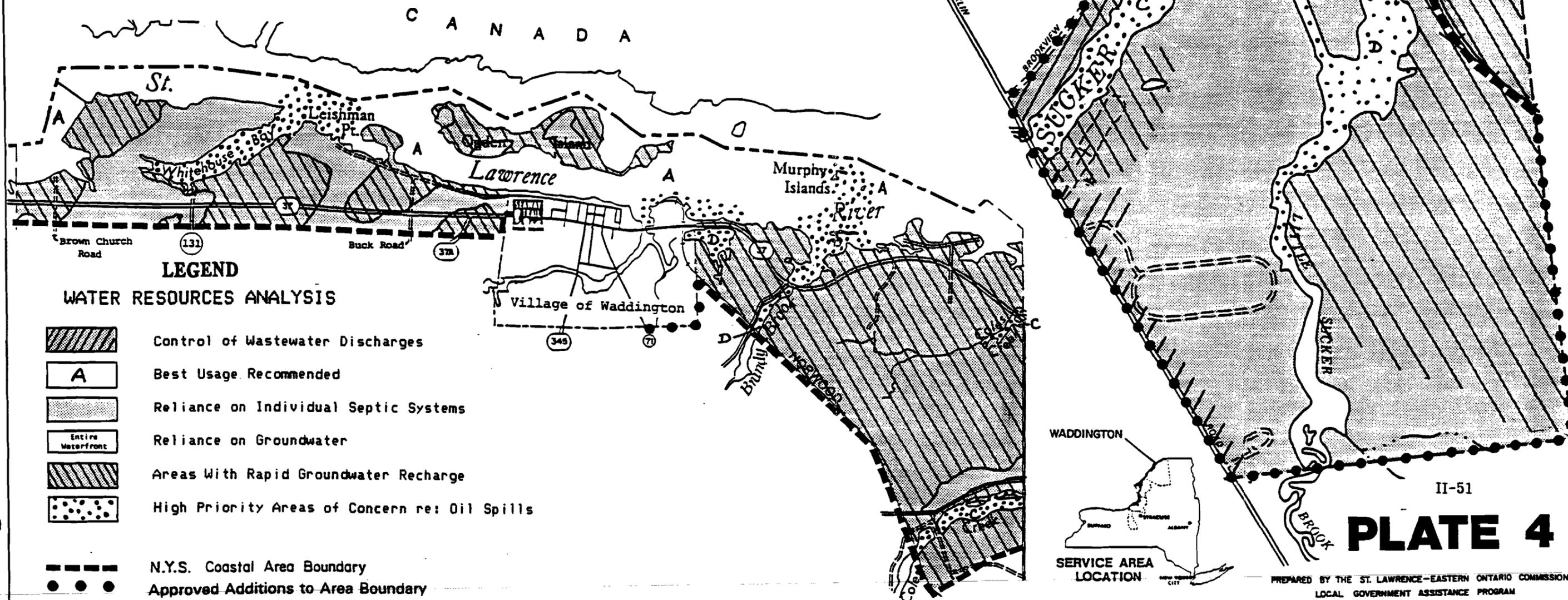
1" = 800'



TOWN OF WADDINGTON,

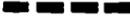
0 1 MILE

1" = 1 MILE



LEGEND

WATER RESOURCES ANALYSIS

-  Control of Wastewater Discharges
-  Best Usage Recommended
-  Reliance on Individual Septic Systems
-  Entire Waterfront
Reliance on Groundwater
-  Areas With Rapid Groundwater Recharge
-  High Priority Areas of Concern re: Oil Spills
-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary



II-51

PLATE 4

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

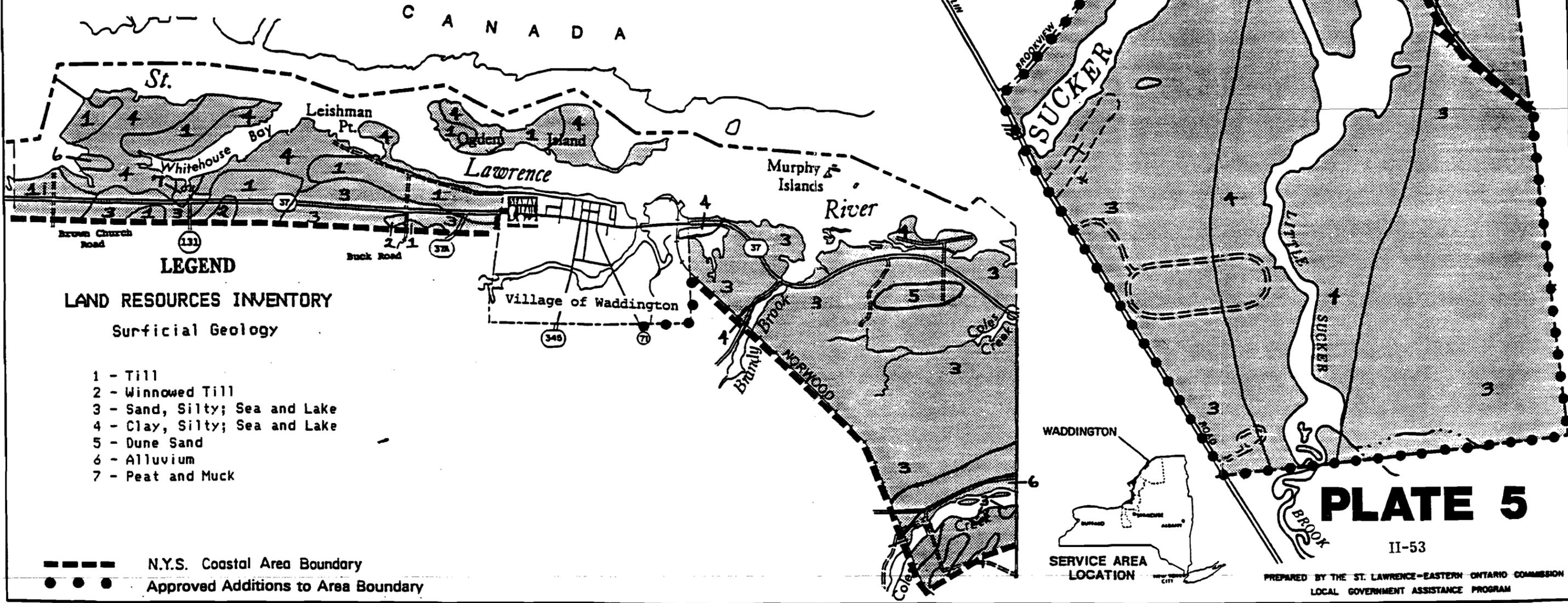
1" = 600'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



LEGEND

LAND RESOURCES INVENTORY

Surficial Geology

- 1 - Till
- 2 - Winnowed Till
- 3 - Sand, Silty; Sea and Lake
- 4 - Clay, Silty; Sea and Lake
- 5 - Dune Sand
- 6 - Alluvium
- 7 - Peat and Muck

- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary



PLATE 5

II-53

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

1000 0 1000 FEET

1" = 600'

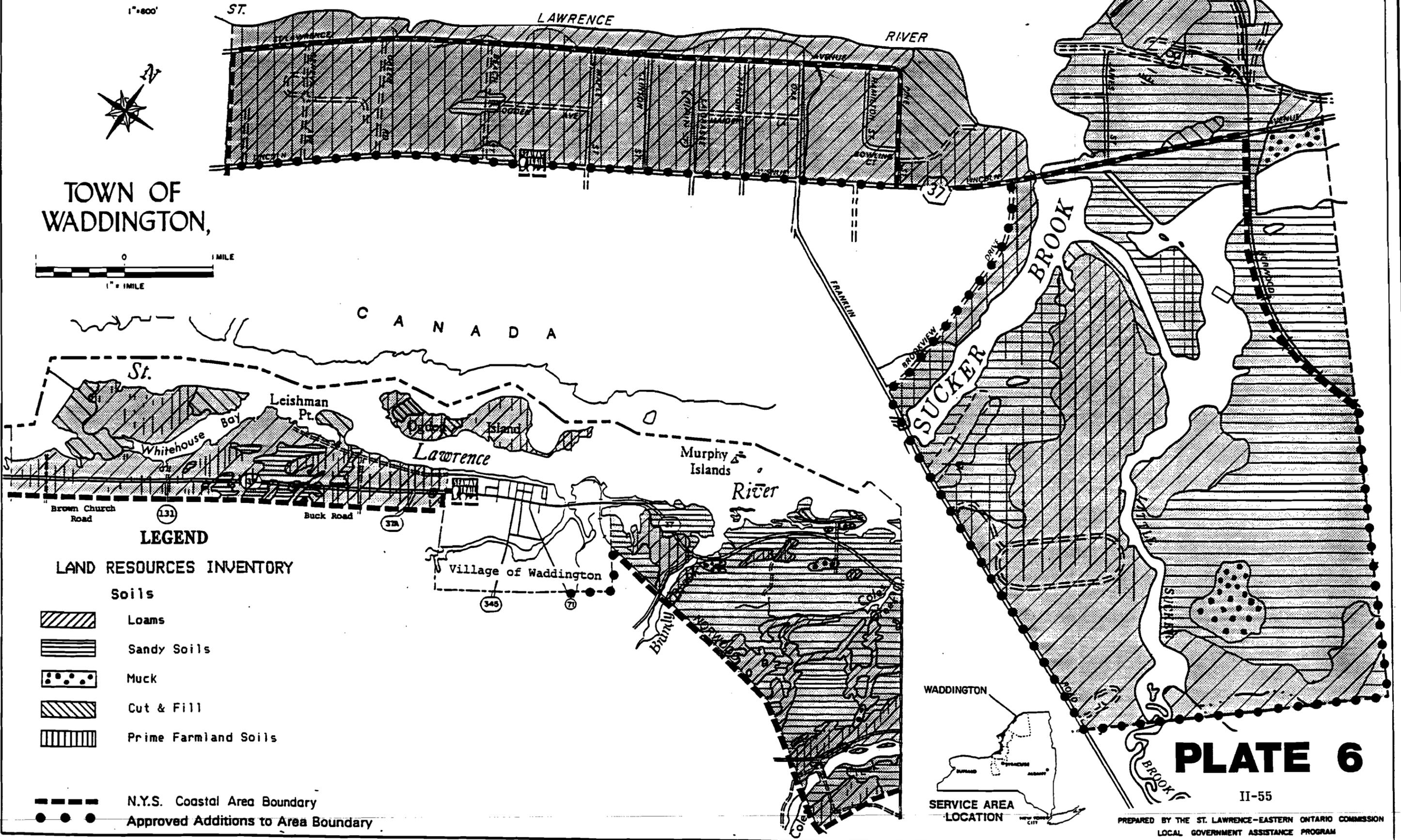


TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE

Clark Point



LEGEND

LAND RESOURCES INVENTORY

Soils

-  Loams
-  Sandy Soils
-  Muck
-  Cut & Fill
-  Prime Farmland Soils

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary



PLATE 6

II-55

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

1" = 800'

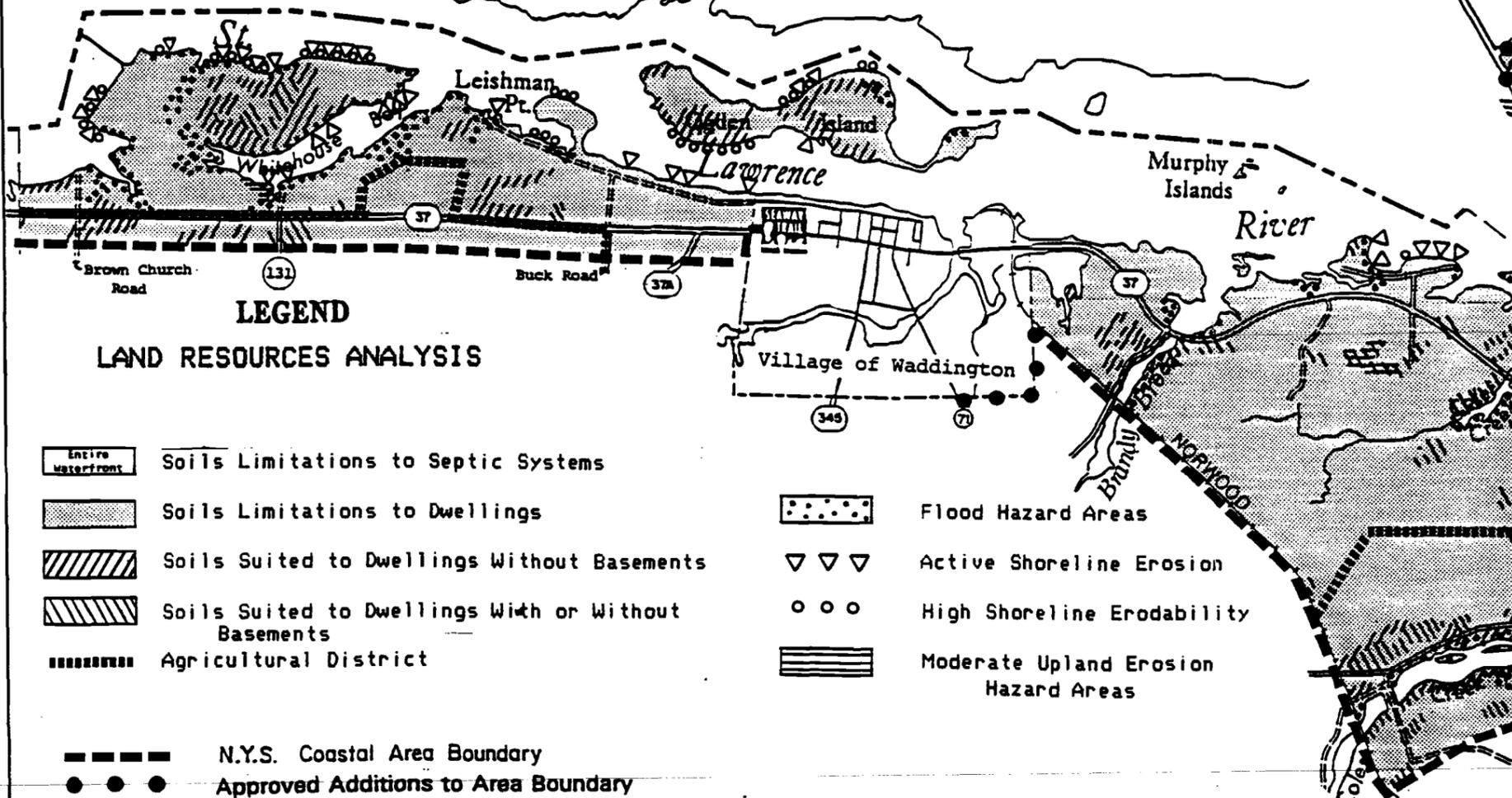


TOWN OF WADDINGTON,

0 1 MILE

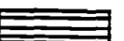
1" = 1 MILE

CANADA



LEGEND

LAND RESOURCES ANALYSIS

- | | | | |
|---|---|---|--------------------------------------|
|  | Soils Limitations to Septic Systems |  | Flood Hazard Areas |
|  | Soils Limitations to Dwellings |  | Active Shoreline Erosion |
|  | Soils Suited to Dwellings Without Basements |  | High Shoreline Erodability |
|  | Soils Suited to Dwellings With or Without Basements |  | Moderate Upland Erosion Hazard Areas |
|  | Agricultural District | | |
|  | N.Y.S. Coastal Area Boundary | | |
|  | Approved Additions to Area Boundary | | |

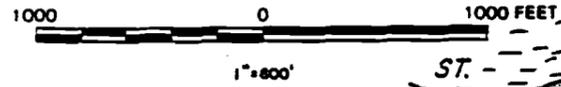


II-57

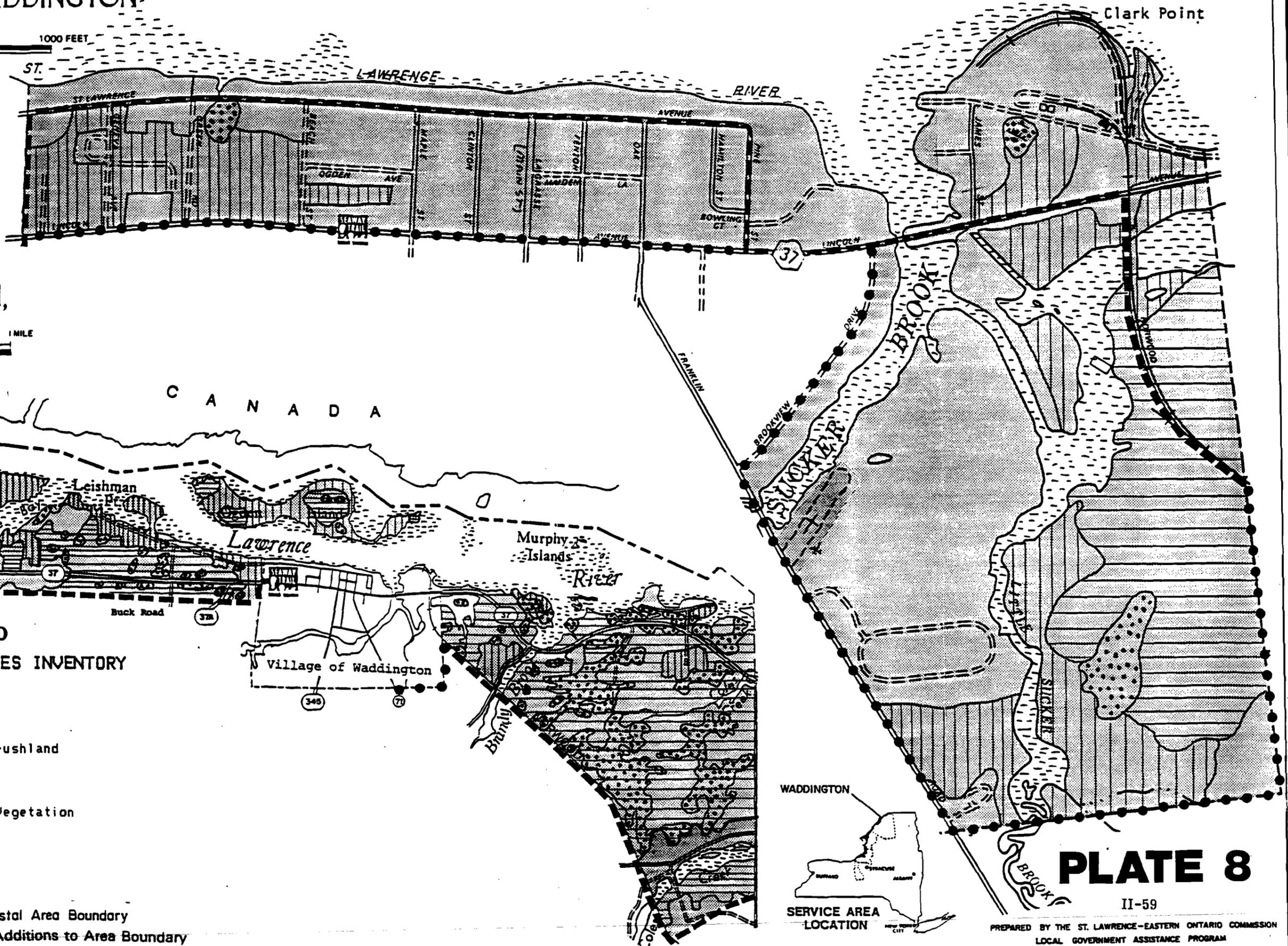
PLATE 7

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON



TOWN OF WADDINGTON



Clark Point

CANADA

Murphy Islands

Village of Waddington

WADDINGTON



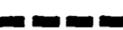
PLATE 8

II-59

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND VEGETATION RESOURCES INVENTORY

-  Forest
-  Forest Brushland
-  Wetlands
-  Aquatic Vegetation

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary

VILLAGE OF WADDINGTON

1000 0 1000 FEET

1" = 600'

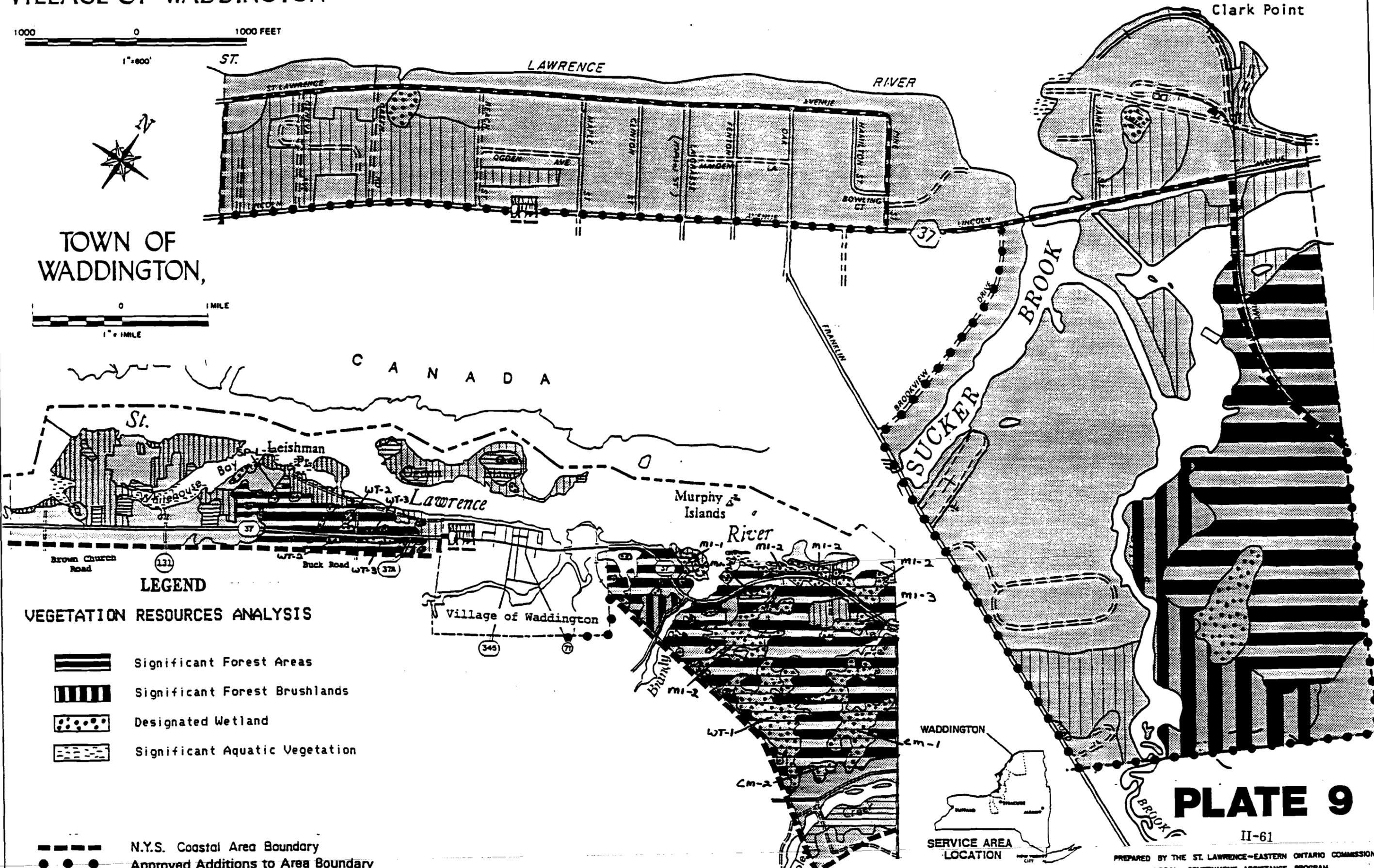


TOWN OF WADDINGTON,

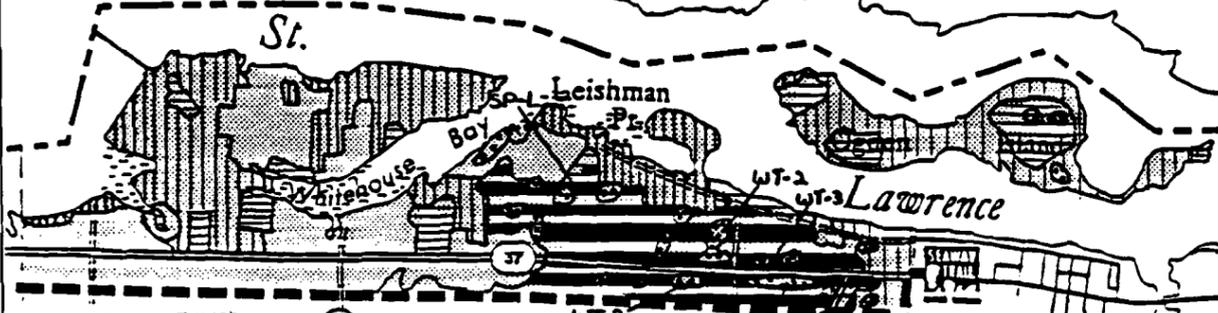
0 1 MILE

1" = 1 MILE

Clark Point



CANADA



LEGEND

VEGETATION RESOURCES ANALYSIS

-  Significant Forest Areas
-  Significant Forest Brushlands
-  Designated Wetland
-  Significant Aquatic Vegetation

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary



PLATE 9

II-61

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

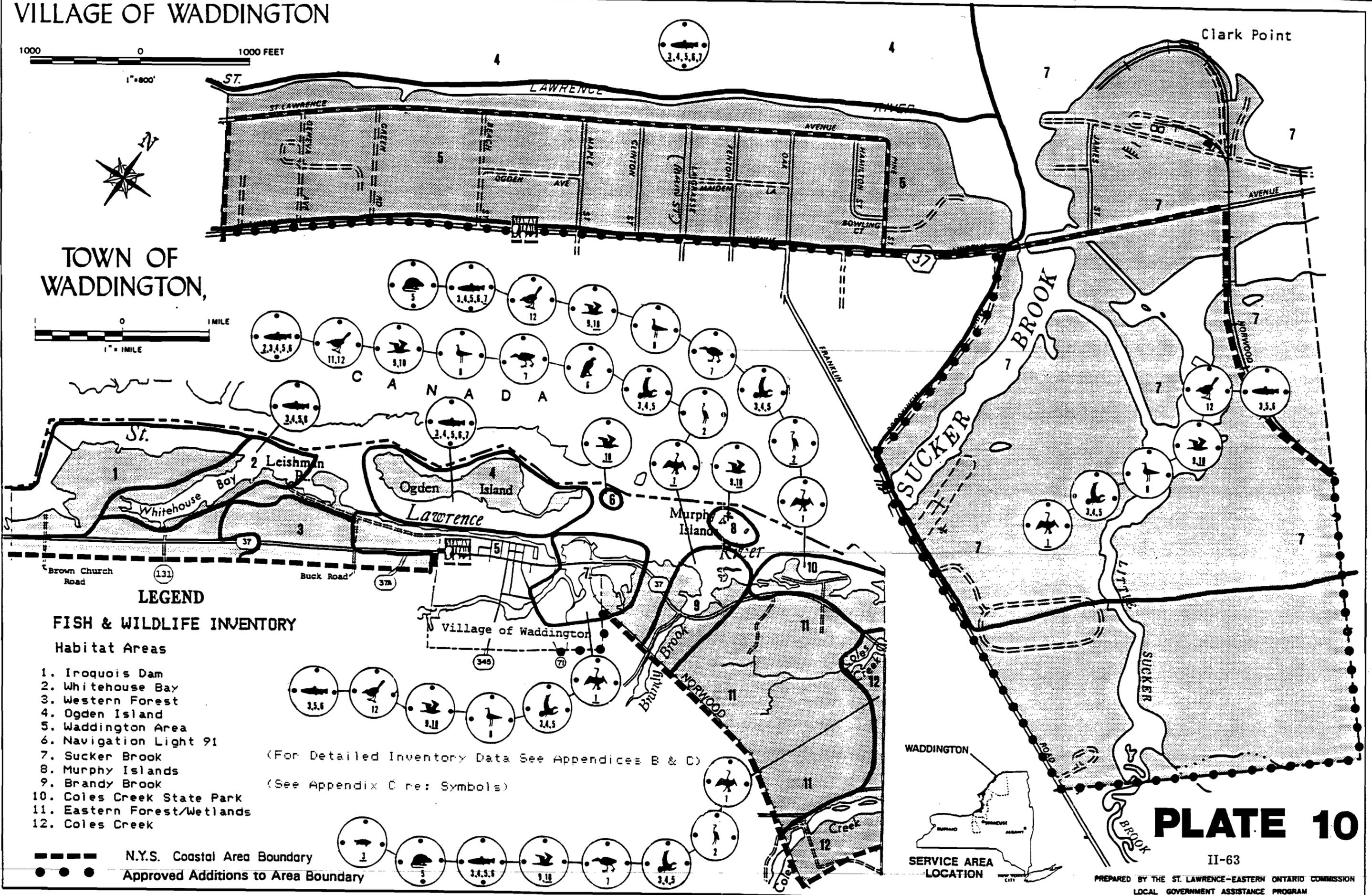
1000 0 1000 FEET

1" = 800'



TOWN OF WADDINGTON

0 1 MILE
1" = 1 MILE



LEGEND

FISH & WILDLIFE INVENTORY

Habitat Areas

1. Iroquois Dam
2. Whitehouse Bay
3. Western Forest
4. Ogden Island
5. Waddington Area
6. Navigation Light 91
7. Sucker Brook
8. Murphy Islands
9. Brandy Brook
10. Coles Creek State Park
11. Eastern Forest/Wetlands
12. Coles Creek

(For Detailed Inventory Data See Appendices B & C)
(See Appendix C re: Symbols)

- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary

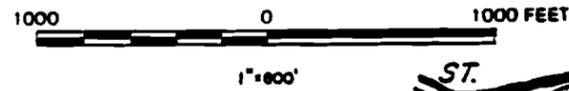


PLATE 10

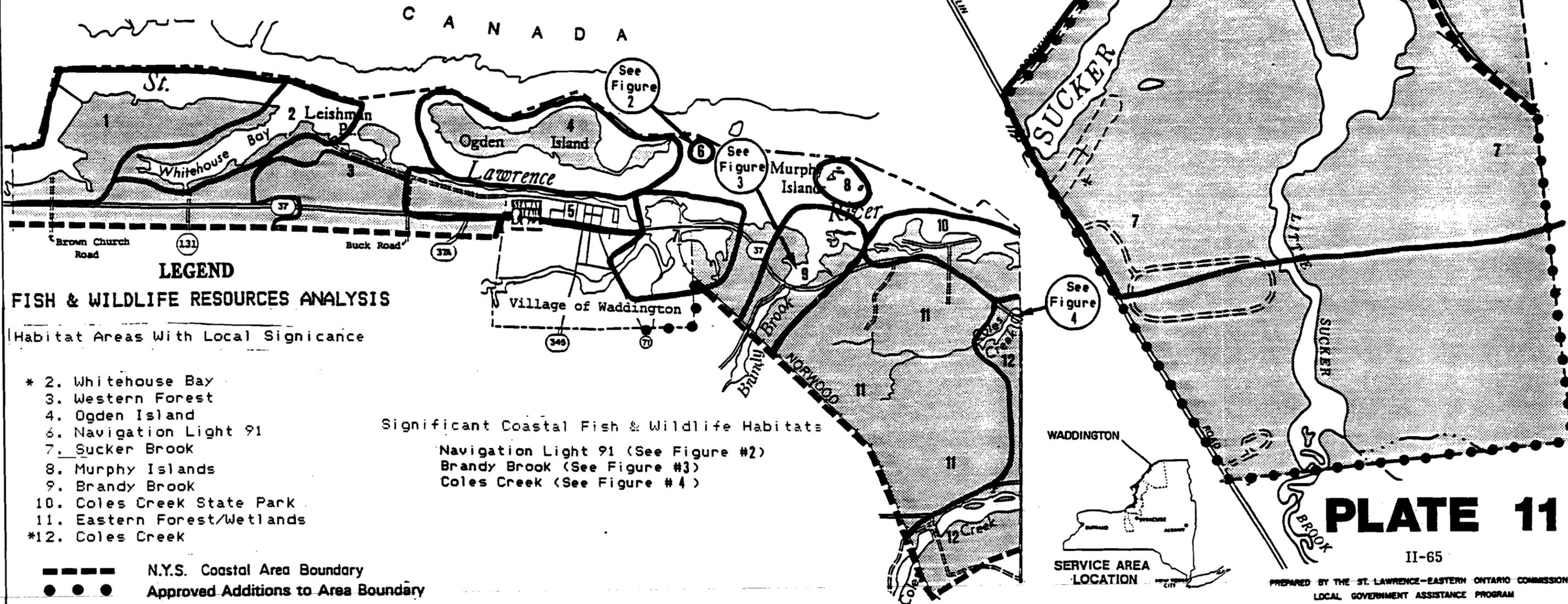
II-63

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON



TOWN OF WADDINGTON,



LEGEND FISH & WILDLIFE RESOURCES ANALYSIS

Habitat Areas With Local Significance

- * 2. Whitehouse Bay
- 3. Western Forest
- 4. Ogden Island
- 6. Navigation Light 91
- 7. Sucker Brook
- 8. Murphy Islands
- 9. Brandy Brook
- 10. Coles Creek State Park
- 11. Eastern Forest/Wetlands
- *12. Coles Creek

Significant Coastal Fish & Wildlife Habitats

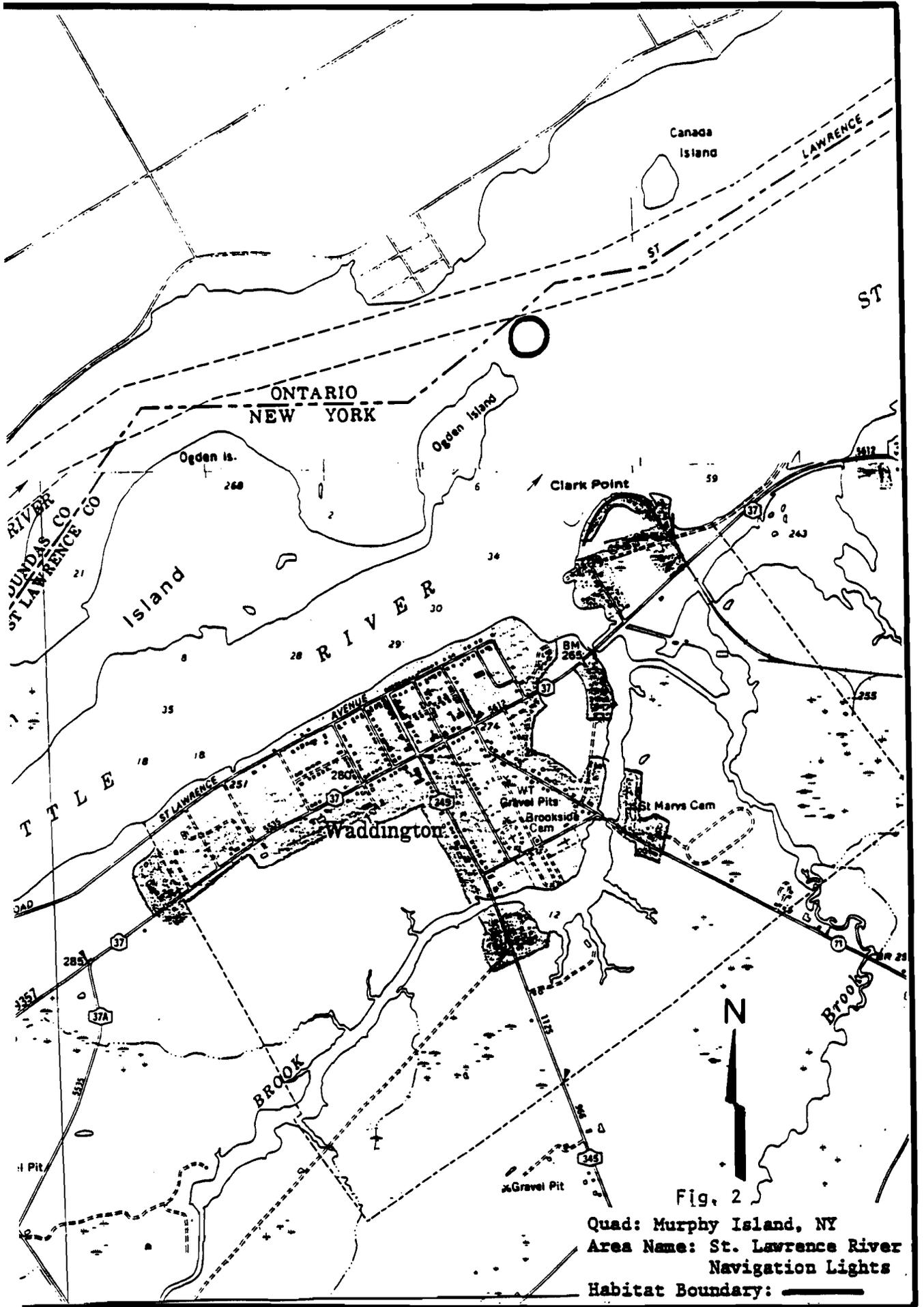
- Navigation Light 91 (See Figure #2)
- Brandy Brook (See Figure #3)
- Coles Creek (See Figure #4)

- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary



PLATE 11

II-65



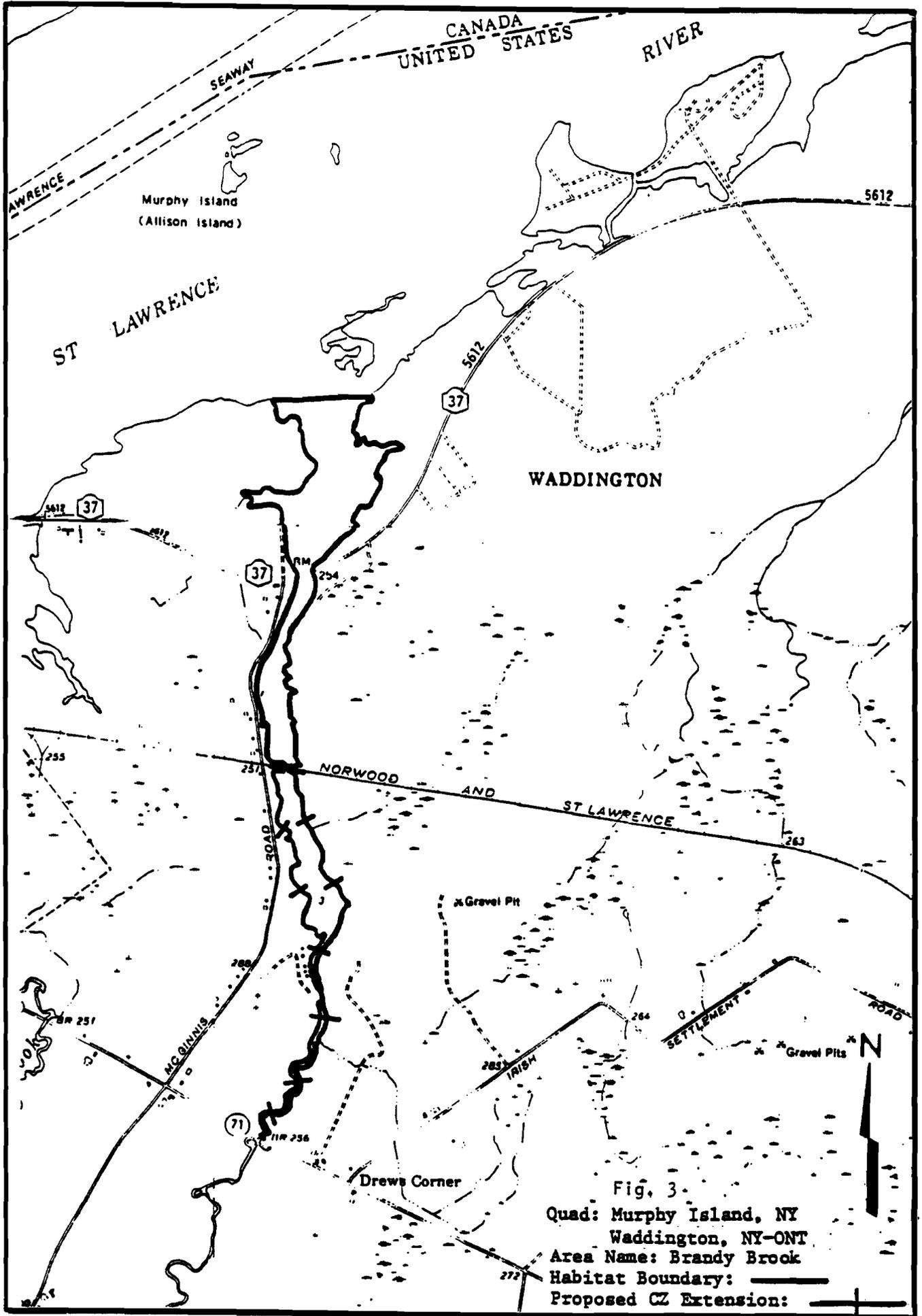
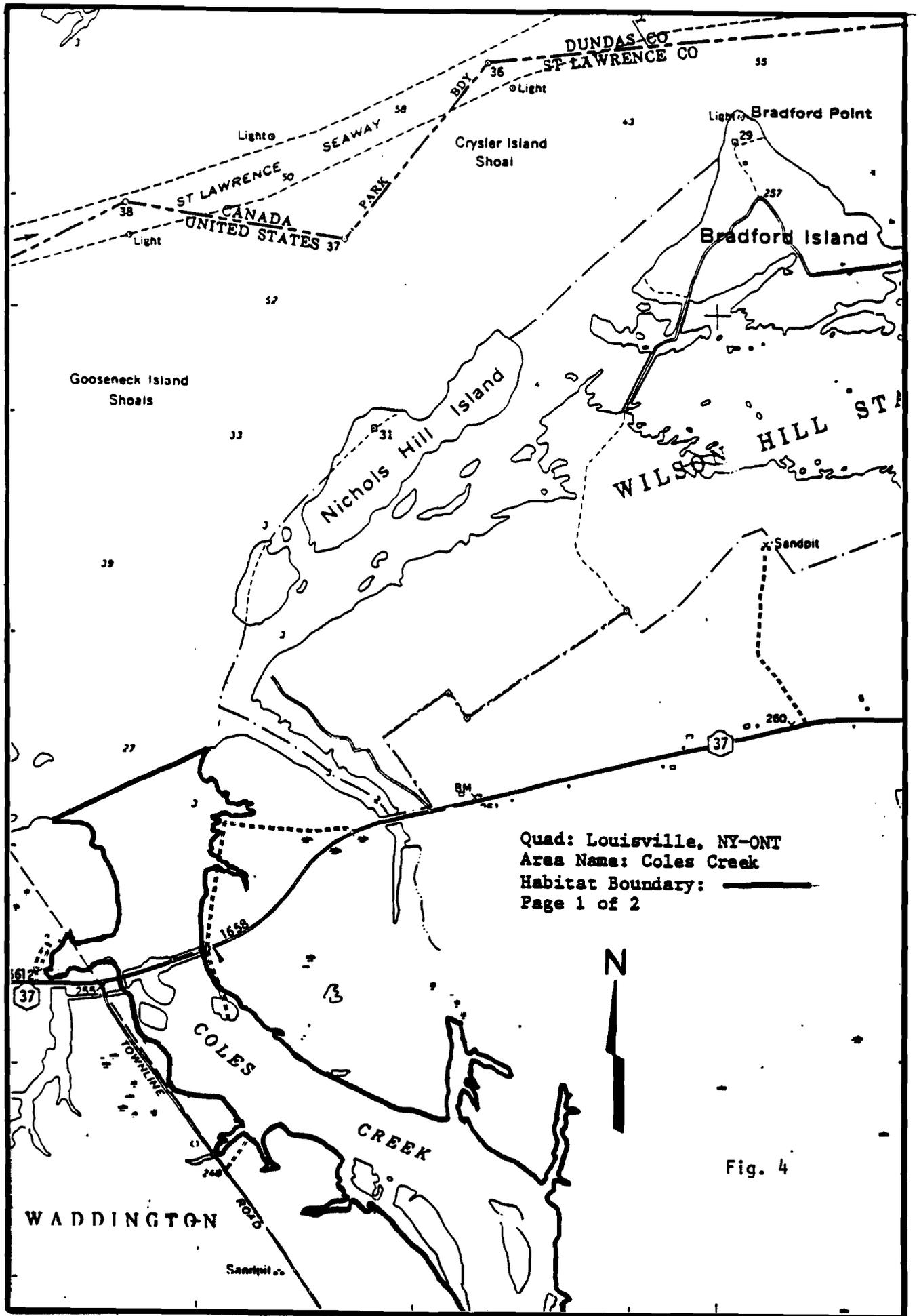


Fig. 3.
 Quad: Murphy Island, NY
 Waddington, NY-ONT
 Area Name: Brandy Brook
 Habitat Boundary: ———
 Proposed CZ Extension: - - -



VILLAGE OF WADDINGTON

1000 0 1000 FEET

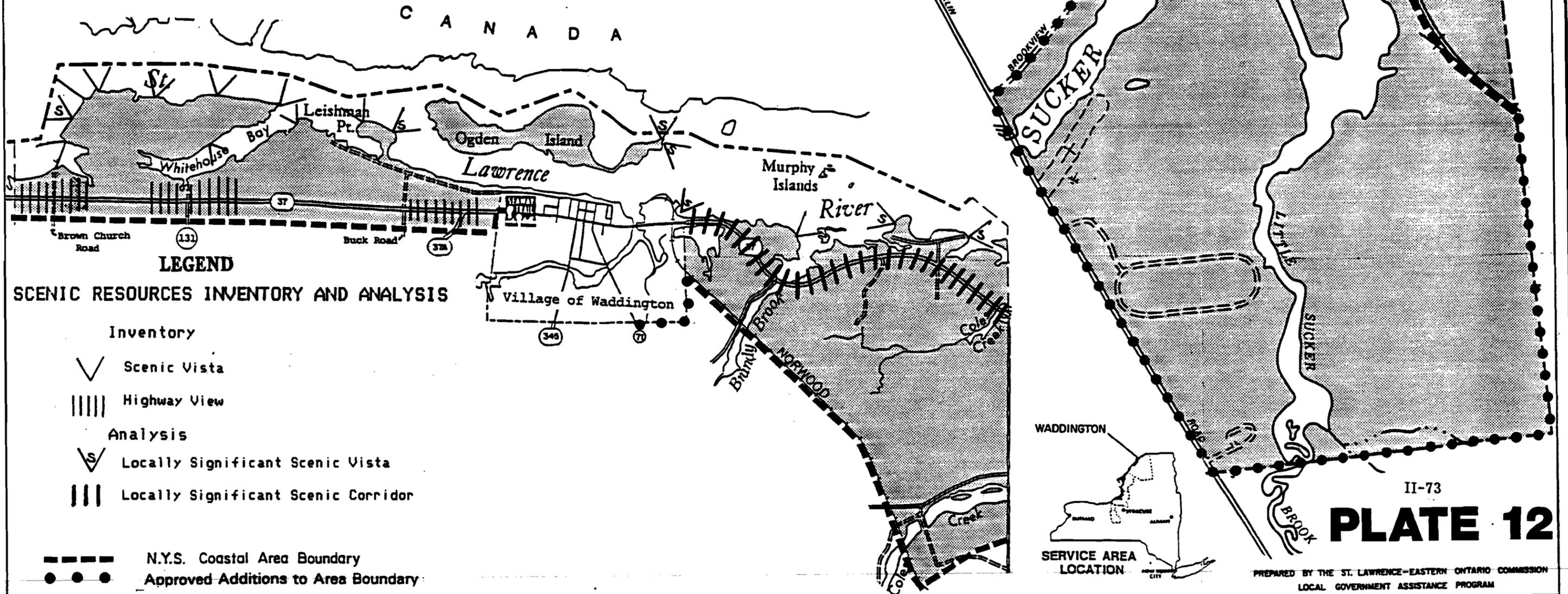
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



LEGEND

SCENIC RESOURCES INVENTORY AND ANALYSIS

Inventory

V Scenic Vista

|||| Highway View

Analysis

V with S Locally Significant Scenic Vista

|||| with S Locally Significant Scenic Corridor

--- N.Y.S. Coastal Area Boundary
 ●●● Approved Additions to Area Boundary

WADDINGTON

SERVICE AREA LOCATION

II-73

PLATE 12

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 LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

1000 0 1000 FEET

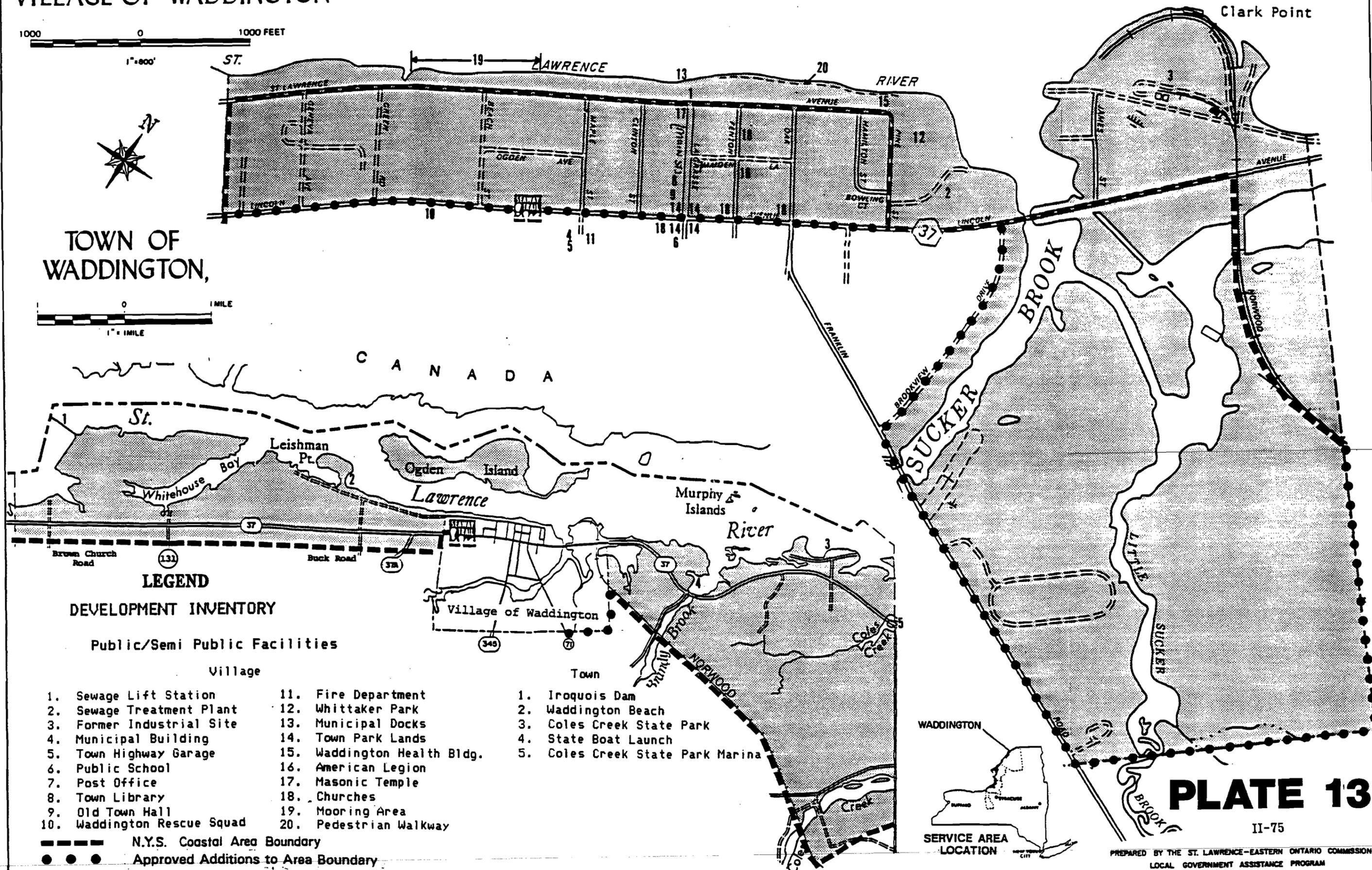
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



LEGEND

DEVELOPMENT INVENTORY

Public/Semi Public Facilities

Village

1. Sewage Lift Station
2. Sewage Treatment Plant
3. Former Industrial Site
4. Municipal Building
5. Town Highway Garage
6. Public School
7. Post Office
8. Town Library
9. Old Town Hall
10. Waddington Rescue Squad

Town

11. Fire Department
12. Whittaker Park
13. Municipal Docks
14. Town Park Lands
15. Waddington Health Bldg.
16. American Legion
17. Masonic Temple
18. Churches
19. Mooring Area
20. Pedestrian Walkway

1. Iroquois Dam
2. Waddington Beach
3. Coles Creek State Park
4. State Boat Launch
5. Coles Creek State Park Marina

--- N.Y.S. Coastal Area Boundary

● ● ● Approved Additions to Area Boundary

WADDINGTON

SERVICE AREA LOCATION

PLATE 13

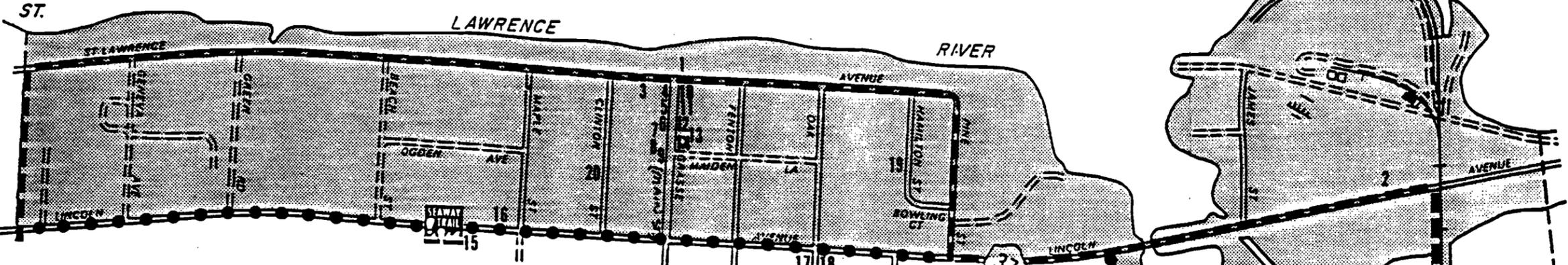
II-75

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

1000 0 1000 FEET

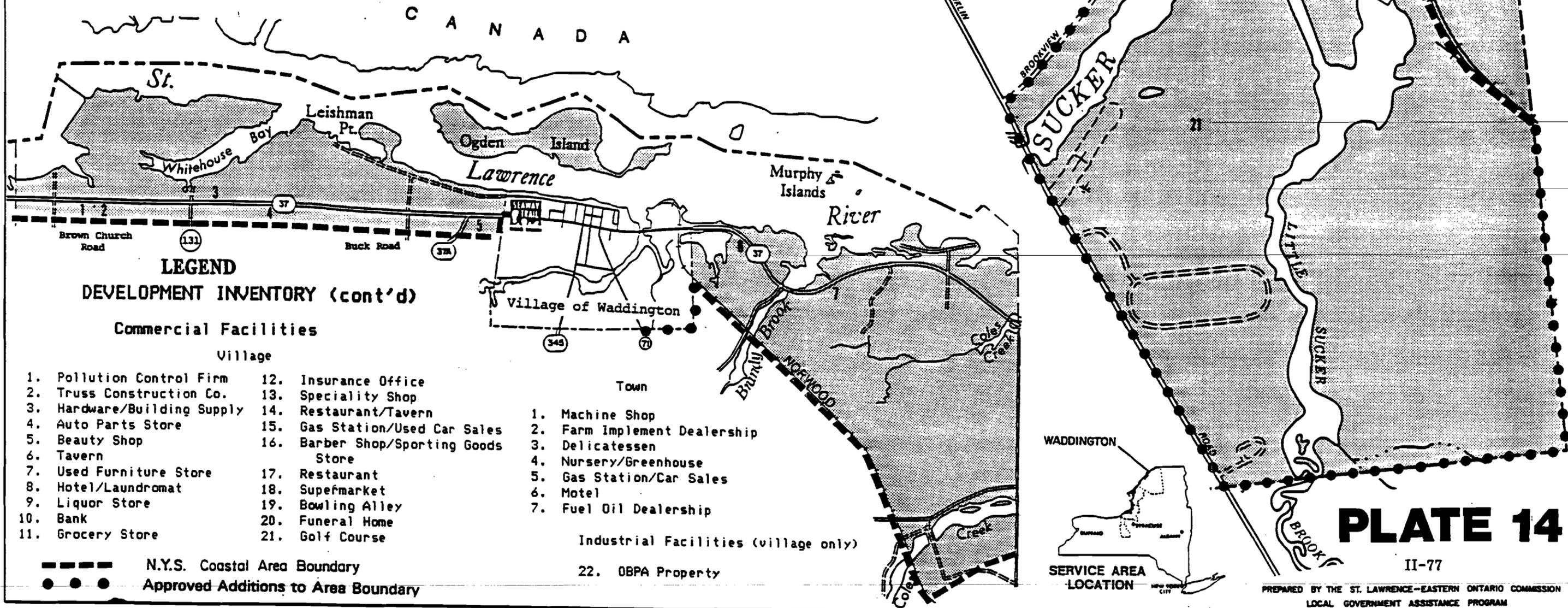
1" = 300'



TOWN OF WADDINGTON

0 1 MILE

1" = 1 MILE



LEGEND

DEVELOPMENT INVENTORY (cont'd)

Commercial Facilities

Village

- | | |
|-----------------------------|--------------------------------------|
| 1. Pollution Control Firm | 12. Insurance Office |
| 2. Truss Construction Co. | 13. Speciality Shop |
| 3. Hardware/Building Supply | 14. Restaurant/Tavern |
| 4. Auto Parts Store | 15. Gas Station/Used Car Sales |
| 5. Beauty Shop | 16. Barber Shop/Sporting Goods Store |
| 6. Tavern | 17. Restaurant |
| 7. Used Furniture Store | 18. Supermarket |
| 8. Hotel/Laundromat | 19. Bowling Alley |
| 9. Liquor Store | 20. Funeral Home |
| 10. Bank | 21. Golf Course |
| 11. Grocery Store | |

Town

1. Machine Shop
2. Farm Implement Dealership
3. Delicatessen
4. Nursery/Greenhouse
5. Gas Station/Car Sales
6. Motel
7. Fuel Oil Dealership

Industrial Facilities (village only)

22. OBPA Property

- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary

PLATE 14

II-77

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

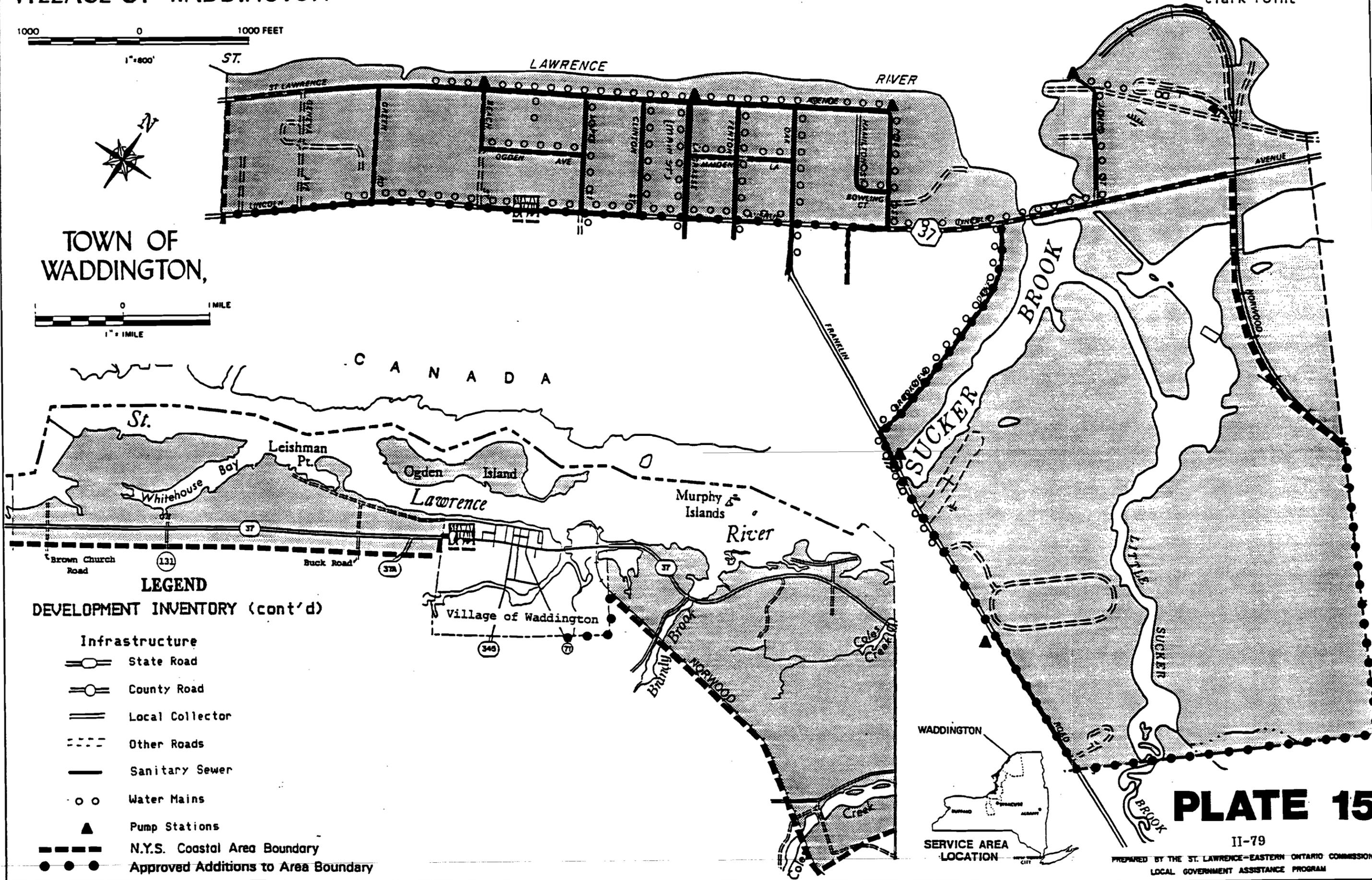
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



CANADA

St.

Leishman Pt.

Whitehouse Bay

Ogden Island

Lawrence

Murphy Islands

River

SUCKER BROOK

BROOK

LITTLE SUCKER

BROOK

Village of Waddington

WADDINGTON

SERVICE AREA LOCATION

LEGEND DEVELOPMENT INVENTORY (cont'd)

Infrastructure

- State Road
- County Road
- Local Collector
- Other Roads
- Sanitary Sewer
- Water Mains
- Pump Stations
- N.Y.S. Coastal Area Boundary
- Approved Additions to Area Boundary

PLATE 15

II-79

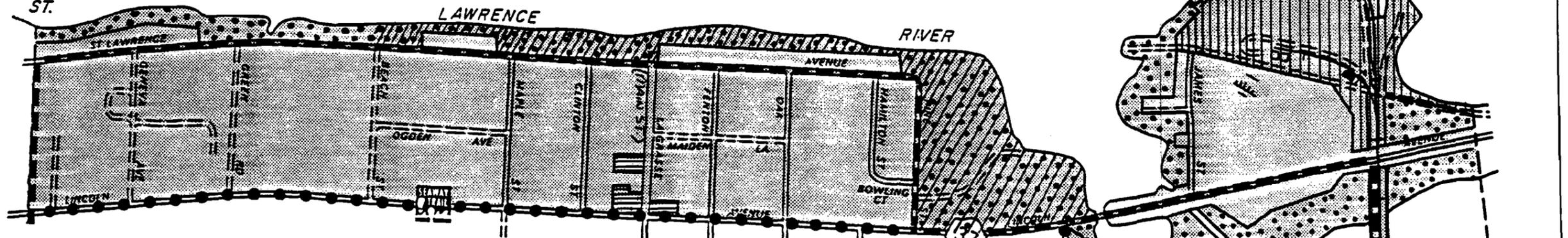
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

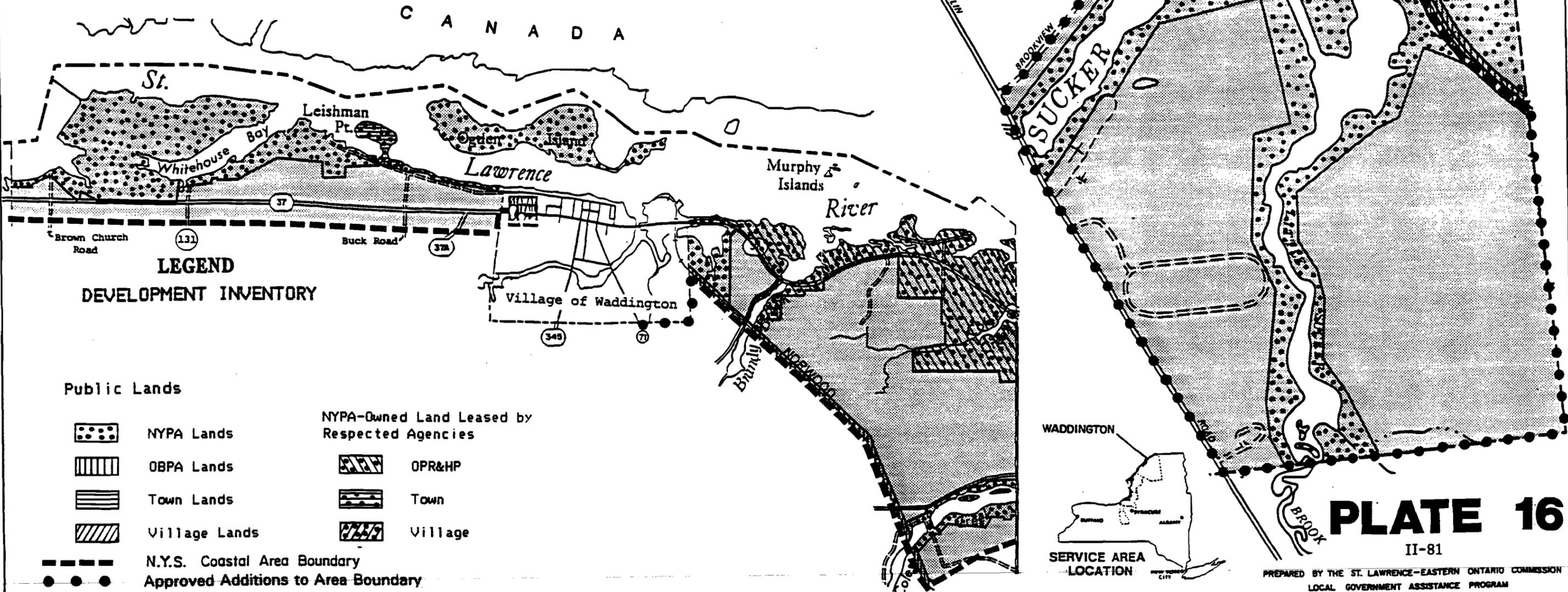
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



LEGEND

DEVELOPMENT INVENTORY

Public Lands



NYPA Lands



OBPA Lands



Town Lands



Village Lands

NYPA-Owned Land Leased by Respected Agencies



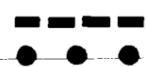
OPR&HP



Town



Village



N.Y.S. Coastal Area Boundary

Approved Additions to Area Boundary

WADDINGTON

SERVICE AREA LOCATION

PLATE 16

II-81

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

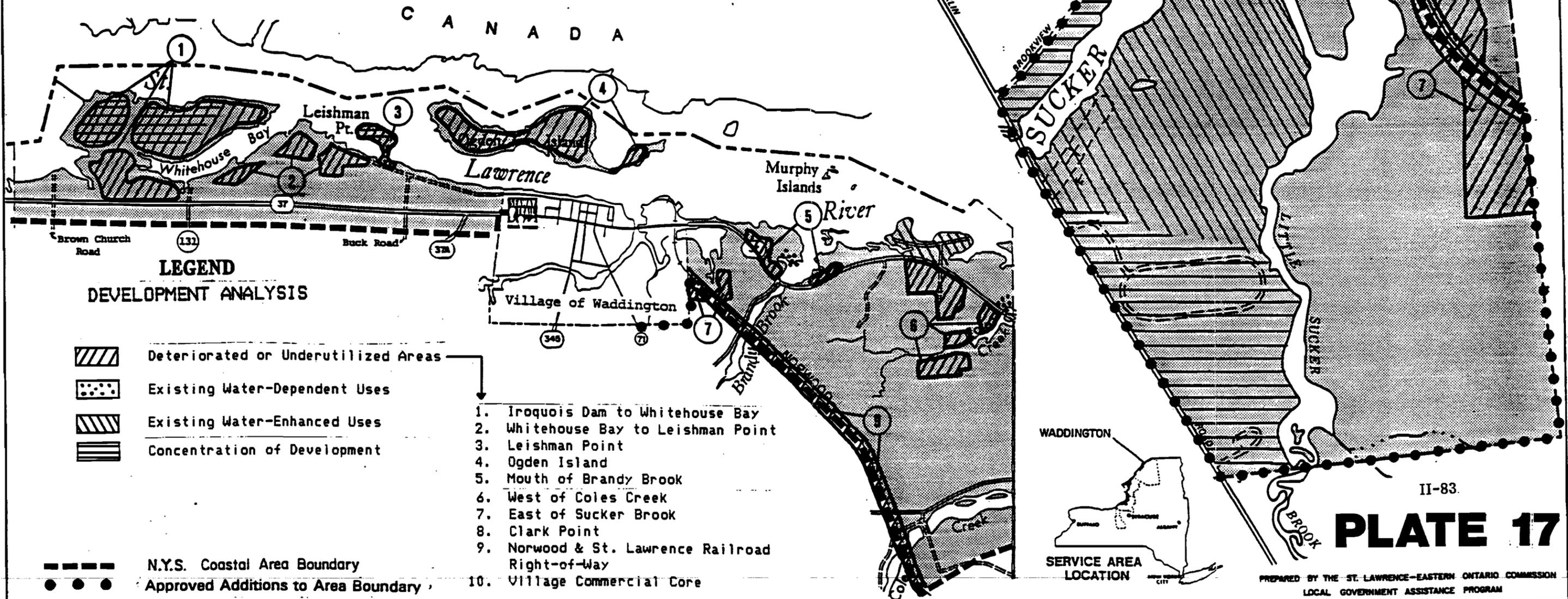
VILLAGE OF WADDINGTON

1000 0 1000 FEET
1" = 800'



TOWN OF WADDINGTON,
1" = 1 MILE

0 1 MILE
1" = 1 MILE



LEGEND DEVELOPMENT ANALYSIS

-  Deteriorated or Underutilized Areas
-  Existing Water-Dependent Uses
-  Existing Water-Enhanced Uses
-  Concentration of Development

1. Iroquois Dam to Whitehouse Bay
2. Whitehouse Bay to Leishman Point
3. Leishman Point
4. Ogden Island
5. Mouth of Brandy Brook
6. West of Coles Creek
7. East of Sucker Brook
8. Clark Point
9. Norwood & St. Lawrence Railroad Right-of-Way
10. Village Commercial Core

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary



II-83.

PLATE 17

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

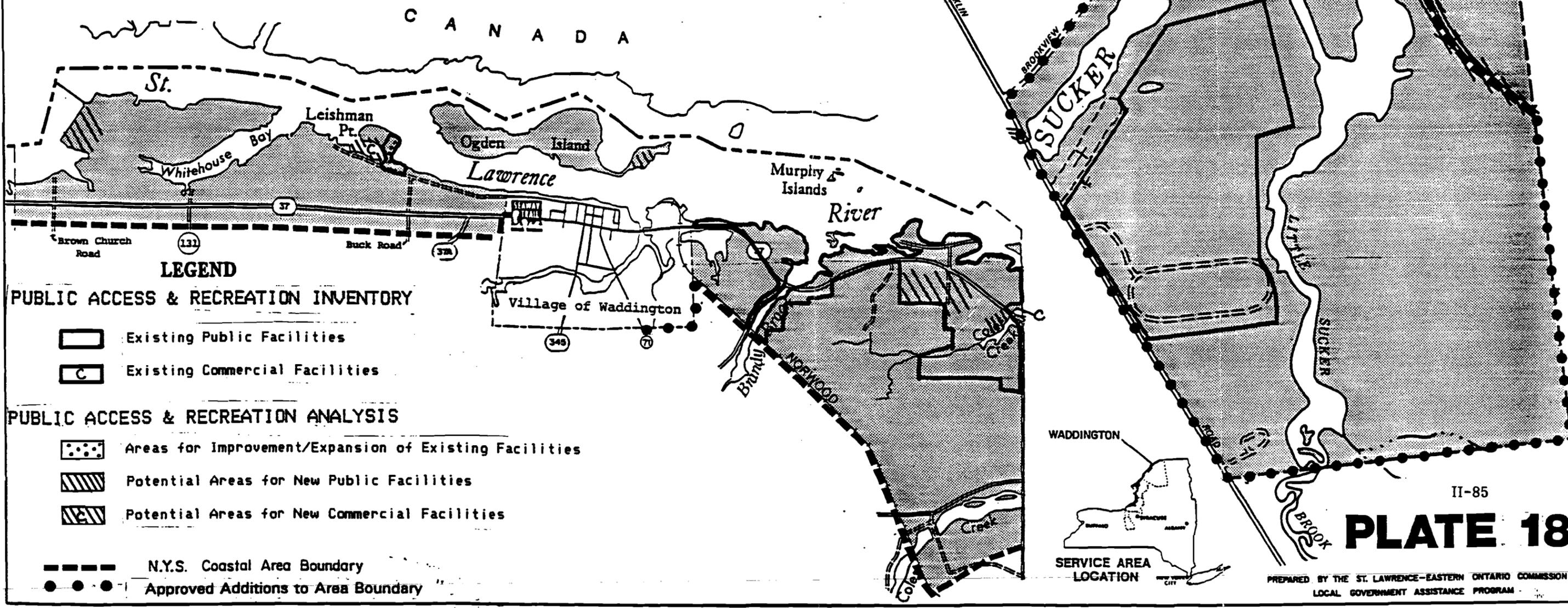
1" = 600'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



LEGEND

PUBLIC ACCESS & RECREATION INVENTORY

-  Existing Public Facilities
-  Existing Commercial Facilities

PUBLIC ACCESS & RECREATION ANALYSIS

-  Areas for Improvement/Expansion of Existing Facilities
-  Potential Areas for New Public Facilities
-  Potential Areas for New Commercial Facilities

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary



II-85

PLATE 18

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LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

1" = 800'



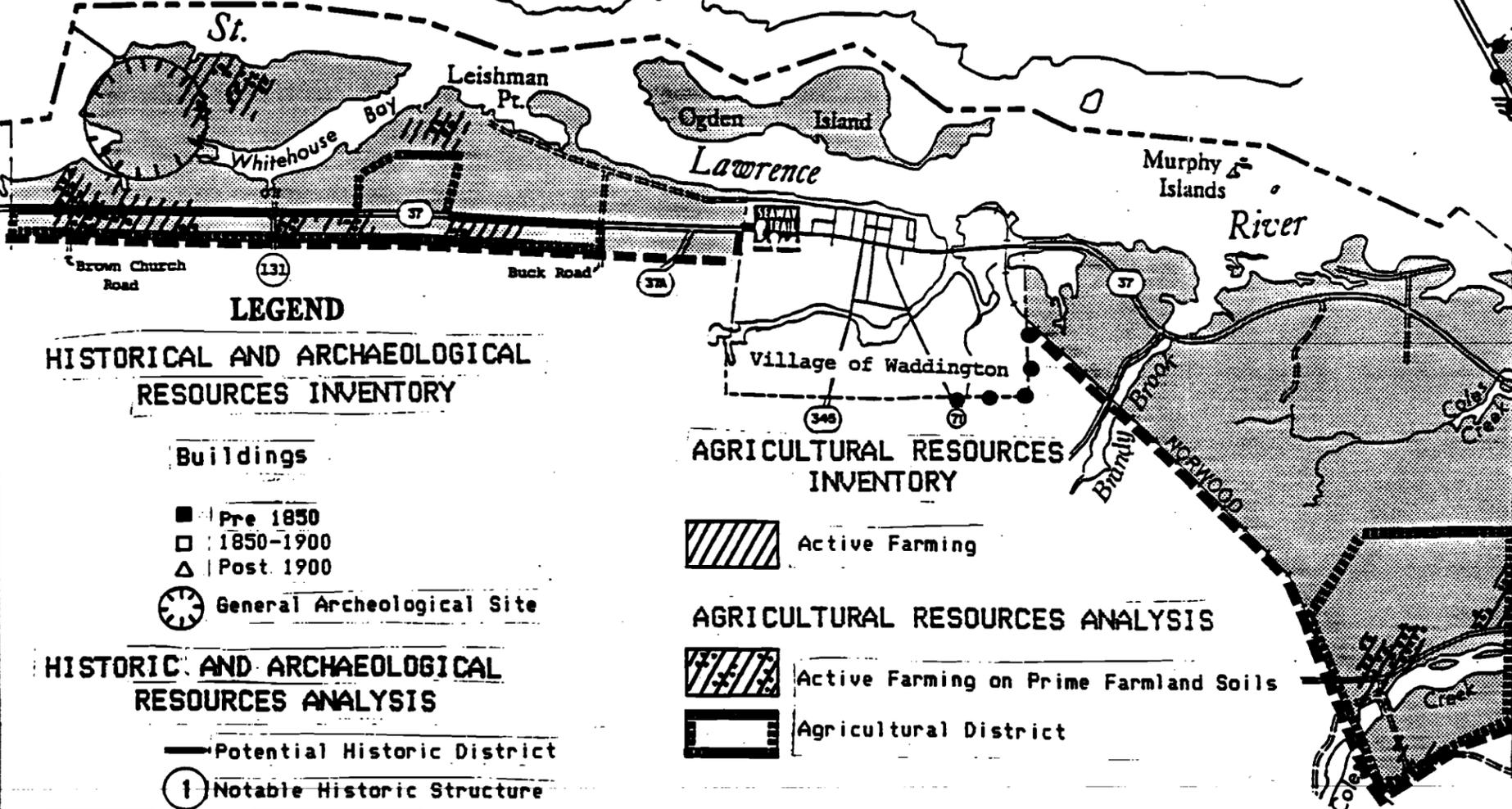
TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE

--- N.Y.S. Coastal Area Boundary
 ●-●-● Proposed Additions To Area Boundary

C A N A D A



LEGEND

HISTORICAL AND ARCHAEOLOGICAL RESOURCES INVENTORY

Buildings

- Pre 1850
- 1850-1900
- △ Post 1900

⊙ General Archeological Site

HISTORIC AND ARCHAEOLOGICAL RESOURCES ANALYSIS

- Potential Historic District
- ① Notable Historic Structure

AGRICULTURAL RESOURCES INVENTORY

▨ Active Farming

AGRICULTURAL RESOURCES ANALYSIS

- ▨ Active Farming on Prime Farmland Soils
- ▭ Agricultural District

WADDINGTON



SERVICE AREA LOCATION

II-87

PLATE 19

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
 LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

1000 0 1000 FEET

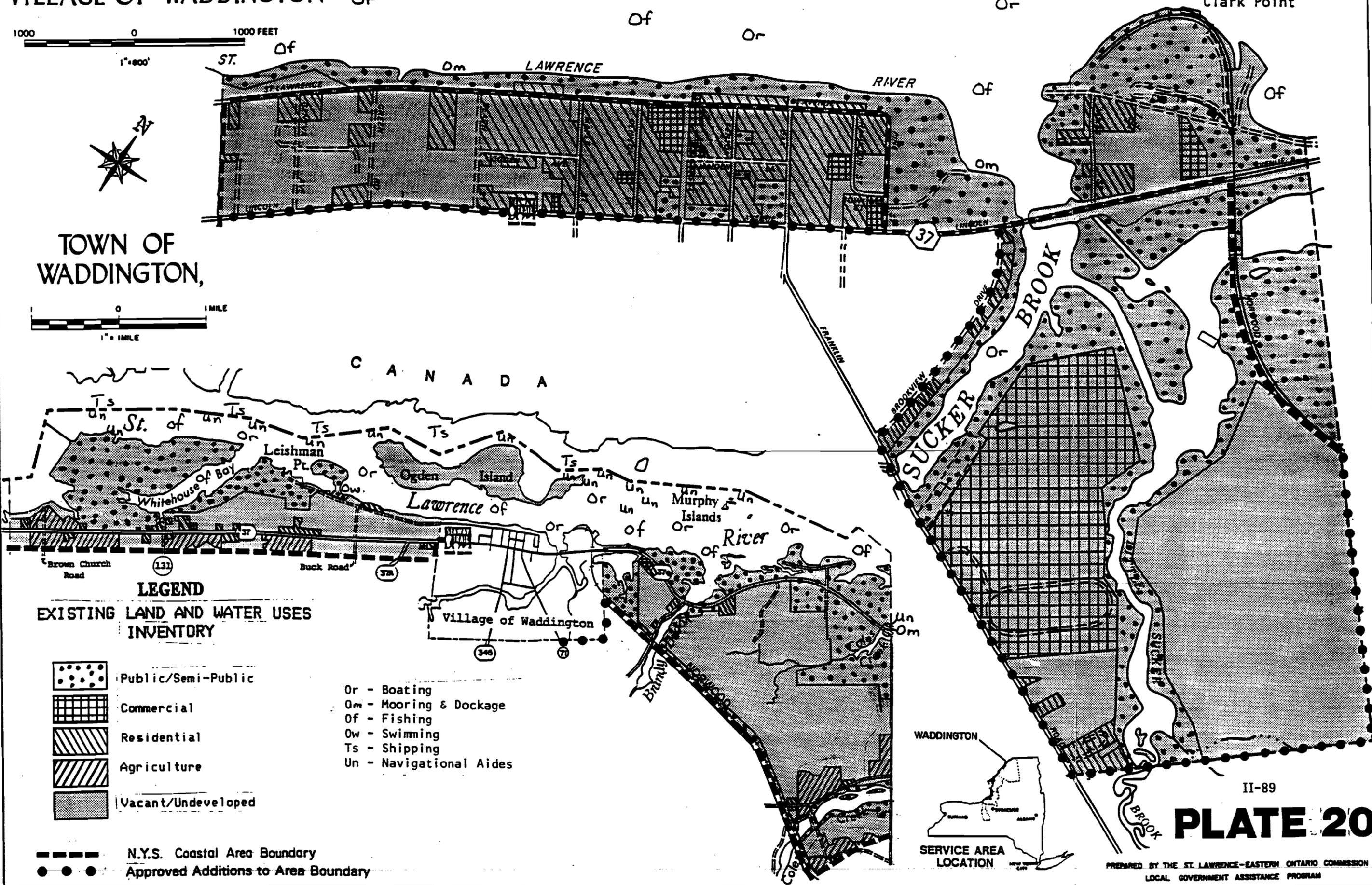
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE

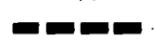


LEGEND

EXISTING LAND AND WATER USES INVENTORY

-  Public/Semi-Public
-  Commercial
-  Residential
-  Agriculture
-  Vacant/Undeveloped

- Or - Boating
- Om - Mooring & Dockage
- Of - Fishing
- Ow - Swimming
- Ts - Shipping
- Un - Navigational Aides

-  N.Y.S. Coastal Area Boundary
-  Approved Additions to Area Boundary

WADDINGTON



SERVICE AREA LOCATION

II-89

PLATE 20

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

VILLAGE OF WADDINGTON

Clark Point

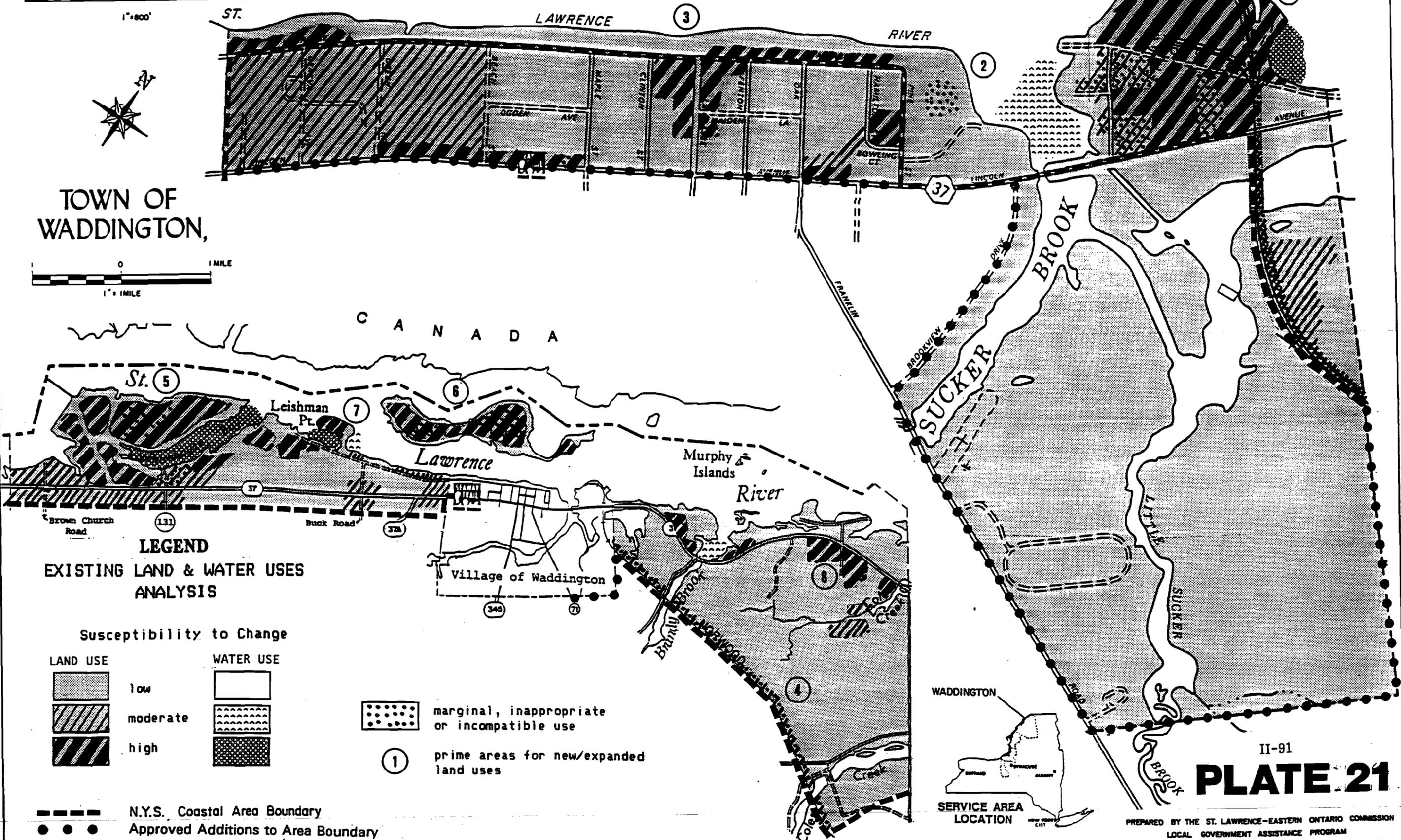
1000 0 1000 FEET

1" = 800'



TOWN OF WADDINGTON,

0 1 MILE
1" = 1 MILE



LEGEND

EXISTING LAND & WATER USES ANALYSIS

Susceptibility to Change

LAND USE



low

moderate

high

WATER USE



marginal, inappropriate or incompatible use



prime areas for new/expanded land uses

--- N.Y.S. Coastal Area Boundary
●●● Approved Additions to Area Boundary

WADDINGTON

SERVICE AREA LOCATION



II-91

PLATE 21

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