

SECTION IV
PROPOSED USES AND PROJECTS

This section sets forth plans for the future of the Village and Town waterfront areas. Local planning and resource management efforts are drawn together herein with the aim of promoting beneficial use of coastal resources. Officials of the two communities intend to foster revitalization and economic development within an environmentally sound land use framework---one which will protect and enhance the resource base rather than deplete or degrade it.

I. PROPOSED LAND USES

Proposed land uses for the waterfront are addressed under five categories for the Village (Public/Semi-Public, Village Core Commercial, Tourism/Recreation Commercial, One- and Two-Family Residential, and Multiple-Family Residential), and four categories for the Town (Public/Semi-Public, Rural Development, Limited Development, and Natural Resources). The distribution and general characteristics of proposed land uses are described below under separate headings for the Village and Town:

A. VILLAGE (See Plate 22)

1. **Public/Semi-Public.** The proposed future distribution of uses in this category is essentially the same as shown on Plate 20 - Existing Land and Water Uses (in Section IV) - with two exceptions.

First, a vacant parcel located between Hamilton and Pine Streets is proposed as Public/Semi-Public. Secondly, the holdings of the Ogdensburg Bridge and Port Authority on Clark Point have been removed from this category assuming their eventual sale to, and development by, private sector interests.

The principal types of uses in this category would be unchanged from those described in Section II: flood control, public access and recreation, sewage treatment, water supply, post office, churches, etc. Intended expansion of public access and recreation is treated under PROPOSED PROJECTS later in this section.

2. **Village Core Commercial.** A limited expansion of uses in this category is proposed for Main Street, primarily as infill or conversions. The types of uses envisioned are small shops and stores providing goods and services to the permanent residents of the area.
3. **Tourism/Recreation Commercial.** Two areas are proposed in this category: the OBPA holdings on Clark Point and the existing golf course between Sucker Brook and Little Sucker Brook. Motels, restaurants, taverns, marine supplies and services, and other tourism-related and recreational resort uses are intended.
4. **One- and Two-Family Residential.** The remainder of the waterfront area, excluding a small area along the north side of St. Lawrence Avenue, is proposed to be one- and two-family residential.

5. **Multiple-Family Residential.** The excluded area mentioned above is proposed for multiple-family use.

B. TOWN (See Plate 22)

1. **Public/Semi-Public.** As in the case of the Village, proposed public and semi-public uses in the Town correspond with those on Plate 20, with the exception that portions of the New York Power Authority's holdings have been removed from this category. This reflects the anticipated sale of various parcels for private development.

Flood control, State park land and Town public access and recreation are the intended public/semi-public uses.

2. **Moderate Density Residential/Moderate Intensity Non-Residential.** This category of land uses is proposed to occur in the central area between Whitehouse Bay and the Iroquois Dam, on small portions of Ogden Island, in several small pockets along NY Route 37 to the west of the Village, and in a small area near the Town's eastern boundary in the southeast part of the Town. A mix of residential and non-residential uses is anticipated with greater density and intensity favored because of more suitable soil conditions and minimal impact on valuable or sensitive resources.

3. **Limited Density Residential/Limited Intensity Non-Residential.** West of the Village, the distribution of uses in this category would occupy two large areas between Whitehouse Bay and the Iroquois Dam, a large area east of Whitehouse Bay, portions of Ogden Island, and most of the frontage along NY Route 37, River Road (the westerly extension of St. Lawrence Avenue out from the Village), Brown Church Road, Route 131, Buck Road, and NY Route 37A. East of the Village, this category of uses would occupy small pockets in the vicinity of Brandy Brook and near Coles Creek in the southeast part of the Town.

The uses proposed in these areas are primarily residential mixed with occasional non-residential types depending on the suitability of specific sites. In both cases, the density or intensity of use would be limited in recognition of development limitations imposed by soil types.

4. **Agricultural/Low Density Residential/Low Intensity Non-Residential.** Uses in this category would occupy various pockets of land along NY Route 37 to the west of the Village, a small area in the southeastermost part of the Town, and a vast area south of NY Route 37 east of Brandy Brook. Proposed uses in these areas would be agricultural, residential uses on large lots, and occasional non-residential uses where determined to be compatible with the valuable and sensitive resources present.

VILLAGE OF WADDINGTON

Or of Or Clark Point

1000 0 1000 FEET

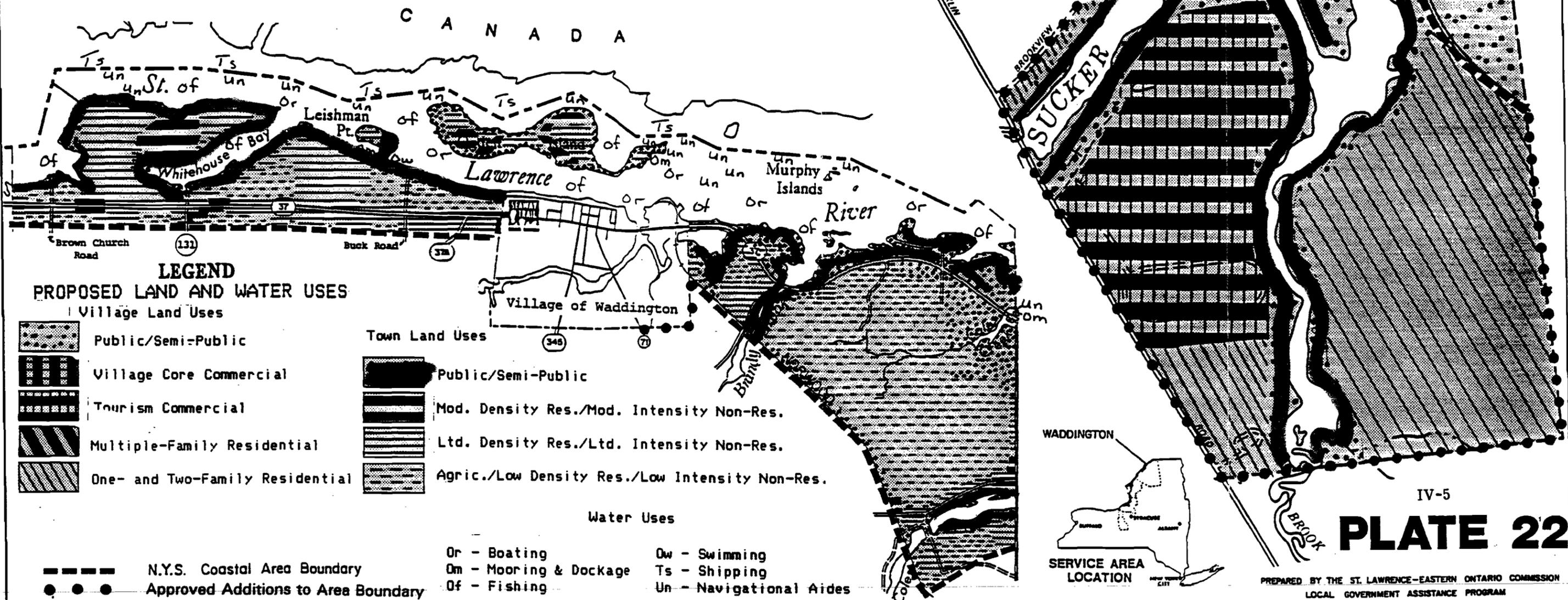
1" = 800'



TOWN OF WADDINGTON,

0 1 MILE

1" = 1 MILE



CANADA

LEGEND

PROPOSED LAND AND WATER USES

Village Land Uses

- Public/Semi-Public
- Village Core Commercial
- Tourism Commercial
- Multiple-Family Residential
- One- and Two-Family Residential

Town Land Uses

- Public/Semi-Public
- Mod. Density Res./Mod. Intensity Non-Res.
- Ltd. Density Res./Ltd. Intensity Non-Res.
- Agric./Low Density Res./Low Intensity Non-Res.

Water Uses

- 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



IV-5

PLATE 22

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

PROPOSED WATER USES

Proposed water uses are basically the same as existing water uses shown on Plate 20. Two notable changes are envisioned for the Town's waterfront area: a private marina between Leishman Point and the mainland, and docking facilities on the southern side and eastern tip of Ogden Island. In the Village's waterfront, private marina facilities are proposed for the mouth of Sucker Brook. (See Plate 22).

PROPOSED PROJECTS

The objectives of the proposed projects described in the remainder of this section are to stimulate tourism development in the waterfront area and to improve the quality of life for local residents. Only public access and recreation projects are addressed since the development of private water-dependent and water-enhanced facilities for tourism will depend entirely on the extent of future land sales (or leases) by the New York Power Authority.

A. VILLAGE

1. **Whittaker Park Improvements.** (See Figure 5) This project entails overall rehabilitation and improvement of the Village's 30-year old Whittaker Park as follows:
 - a. Existing Boat Launch-repave the launch ramp, add a turn-around so vehicles can back down the ramp to off-load boats, a gravel parking area for vehicles and trailers adjacent to the sewer plant. Presently parking along the access road cuts off access to the ramp and the facility cannot be used or it is "filled up" after a limited number of launches.
 - b. Ballfields-add new clay infields and replace the backstop fencing. The existing fencing is almost 30 years old and needs replacement. Add dugouts and lighting for baseball field.
 - c. Swingsets (3)-replace these 30 year old units with new swingsets with at least one handicapped access swing unit.
 - d. Courts (2 Tennis, 2 Basketball)-replace existing fencing, backstop facings, add a new court paint system, and upgrade lighting.
 - e. Play equipment at tots area-replace existing equipment with new and with handicapped access units.
 - f. Rest Rooms-refurbish the existing single male, single female bathrooms (total of 1 urinal, 1 water closets, 2 sinks) with new stalls and equipment. Place an outside ramp into each door, make doors larger, make rest rooms accessible to the handicapped.

- g. Parking along Pine Street-repave and provide handicapped signage.
- h. Walks and picnic area-pave walk system for handicapped access. Provide paved area for handicapped access to fishing at rail along River (two locations). Add ten picnic tables along River with two sites paved and with wheelchair accessible picnic table.

2. River Front Park Improvements. (See Figure 6) As in the case of Whittaker Park to the east, the 30-year old River Front Park is proposed to be rehabilitated and improved as follows:

- a. Walkways-pave all existing walkway (Clinton to Pine Street), add a paved walkway connecting to Main Street walks, extend walkway to Platele Street walks (Clinton to Platele Street).
- b. Fish access-pave fishing access spots (3) along walkway at rail on River edge making them accessible to handicapped.
- c. Boat launch ramp-construct a new boat launch ramp at the end of Main Street, pave a drive to this ramp.
- d. Village Public Dock at end of Main Street-add driven piling sheets (25' long) 200' of shoreline to permit docking of transient boats for access to park, shopping and restaurants. Redo planking on existing dock. Existing dock is fixed elevation dock and does not easily allow docking under fluctuating water levels.
- e. Sewer pumpout facility-provide a pump and new gravity sewer line into the adjacent existing sewer pump station at the Main Street Public Dock so that River boat traffic can empty their sewage.
- f. Parking lot at end of Clinton Street-repave and relocate hydrant out of lot or provide barrier for protection of hydrant.
- g. Existing small pavilion-add paved floor to make accessible for handicapped and add paved walk to park walk system.

3. Multipurpose Pavilion. (See Figure 5)

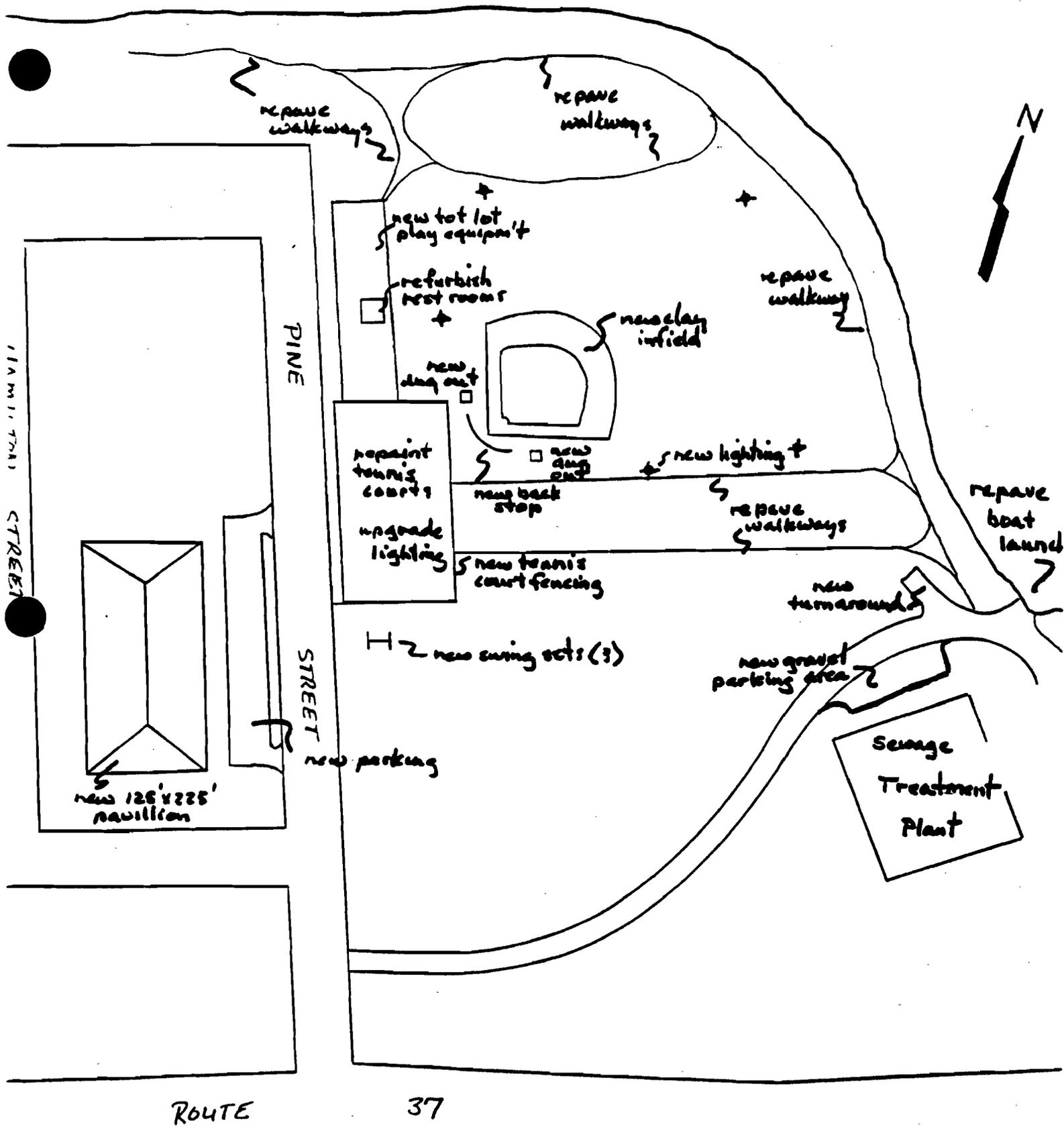
Erect a multiuse covered pavilion 225' x 125' on two acre vacant parcel (253' x 355') of donated land. Parcel is directly adjacent to Whittaker Park bounded by Pine Street on the east and Hamilton Street on the south and west. Pavilion to have a paved floor, no exterior walls, is to be roofed and lit on the interior. It is to be used for a covered

picnic area and program area in the spring/summer/fall and for public ice skating and hockey in the winter. Dasher boards from existing outdoor rink to be used on new facility.

Cost estimates for these three projects are as follows:

| | |
|--|-------------------|
| Picnic Tables | \$ 4,000 |
| Rehab of Existing Small Pavilion | 1,000 |
| Construction of New Pavilion | 201,500 |
| Rehab of Existing Ballfields | 5,800 |
| New Tot Lot Equipment | 3,000 |
| Rehab of 2 Tennis Courts | 7,500 |
| Rehab of 2 Basketball Court | 7,700 |
| 1,500 ft. of New Walkways) | |
| 4,000 ft. of Rehab Walkways) | 7,000 |
| 200 ft. of Roadway | 9,000 |
| 20 Expanded Parking Spaces) | |
| 60 New Parking Spaces) | 16,500 |
| 60 Rehabilitated Parking Spaces) | |
| Lighting (Ballfield, Courts, New Pavilion) | 27,000 |
| Boat Hold Tank Pumpout | 5,060 |
| Boat Launch Expansion, Repaving | 15,000 |
| 200' of Sheeting for New Berths | 70,000 |
| 5 Fishing Access Sites | |
| Subtotal | \$ <u>382,000</u> |
| Administrative Costs | 5,000 |
| Architectural & Engineering Fees | <u>33,000</u> |
| TOTAL | \$ 420,000 |

ST LAWRENCE RIVER



ROUTE

37

Fig. 5
Whittaker Park and
Multipurpose Pavilion

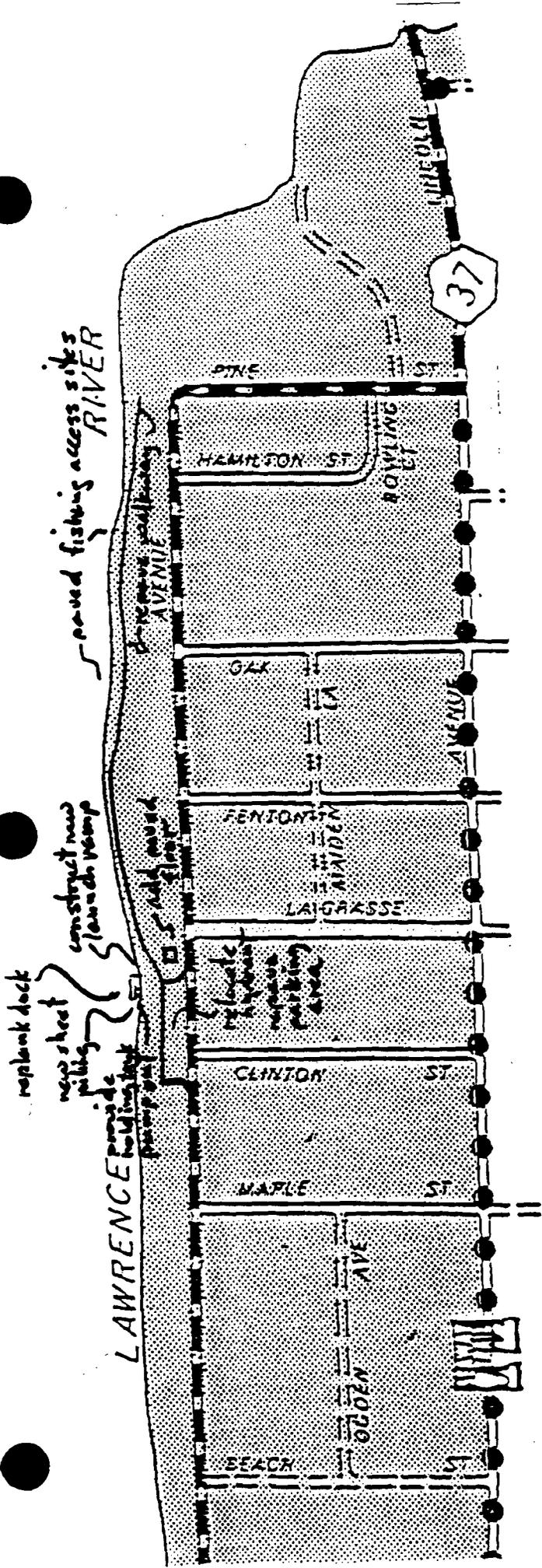


Fig. 6
River Front Park Improvements

B. TOWN

1. **Waddington Beach Improvements.** (See Figures 7 and 8) This project involves the expansion of public access and recreation facilities at the Town's beach and park site along the easterly side of Leishman Point. Figure 7 illustrates the overall project concept and phasing of improvements. Although each phase is described below, only the first phase is addressed in terms of estimated costs and timing.

a. **Phase I** (See Figures 7 and 8) In the first phase, the proposed improvements will concentrate on upgrading and expanding existing beach and picnic facilities. However, a shore fishing access point, an upper parking area, and a looped walkway system are new features.

| | |
|---|---------------|
| -Construction of New Bathhouse/Storage Building | \$ 48,000 |
| -Demolition of Old Bathhouse and Old Storage Building | 5,000 |
| -Installation of New Septic System | 10,000 |
| -Beach Expansion | 3,500 |
| -Lower Parking Lot Expansion | 13,000 |
| -Drainage Improvements | 12,000 |
| -Security Lighting | 20,400 |
| -Shore Fishing Access | 10,000 |
| -Upper Parking Lot | 16,000 |
| -Looped Walkway System | 6,000 |
| -Handicapped and Service Access | 1,400 |
| -Landscaping | 5,000 |
| -General Site Preparation (Grading, Filling, etc.) | <u>13,000</u> |

Subtotal \$163,300

-Engineering/Landscape Architectural Services (15%) 24,495

Total \$187,795

b. **Phase II** (See Figure 7) The second phase will complete the basic functional improvements by adding a rest room, terraced seating (landscape timbers for the open air theater), a portable band shell/stage, additional landscaping, inner walkways (paved), and a paved handicapped service access to the terraced seating and stage. If sufficient funding is available, Phase II may be undertaken at the same time as Phase I.

c. **Phase III** (See Figures 7 and 8) The third and last phase will consist of paving and lower and upper parking areas after adjusting their entrances to open onto a new

road serving future development on Leishman Point. The existing park entrance road from River Road would be closed at that time. If sufficient funding is available and if demand warrants it, the terraced seating would be upgraded with more durable material in this phase.

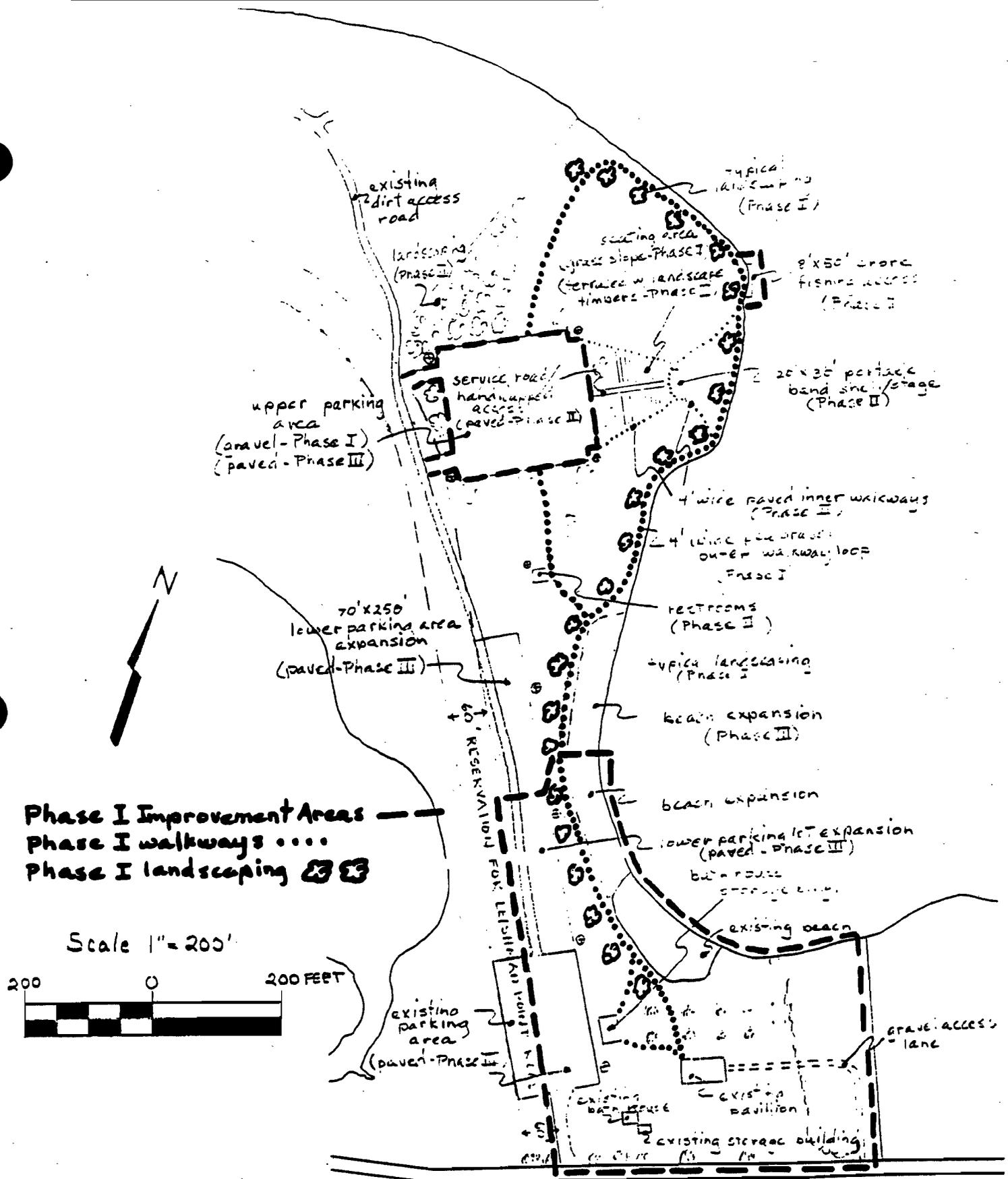
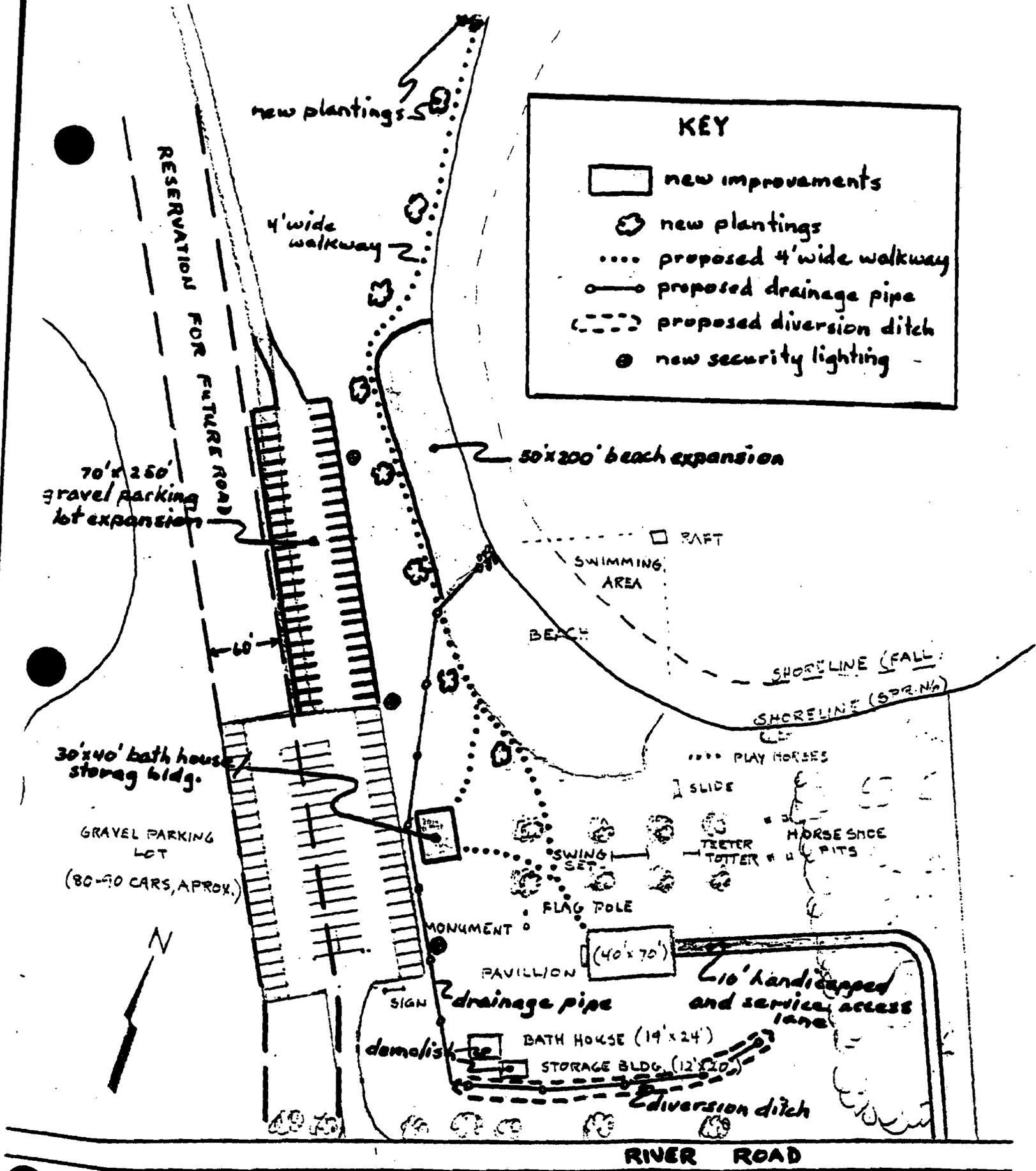


Figure 7
Overall Town Beach and Park Improvements



KEY

- new improvements
- new plantings
- proposed 4' wide walkway
- proposed drainage pipe
- proposed diversion ditch
- new security lighting

Figure 8
Town Beach and Park
Improvements
(Phase I)

