

Village of Sackets Harbor

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

&

HERITAGE AREA MANAGEMENT PROGRAM (HAMP)

&

HARBOR MANAGEMENT PROGRAM (HMP)

&

VILLAGE OF SACKETS HARBOR COMPREHENSIVE PLAN

Original LWRP

Adopted:

Village of Sackets Harbor Board of Trustees, April 9, 1986

Approved:

NYS Secretary of State, Gail S. Shaffer, May 22, 1986

Concurred:

U.S. Office of Ocean and Coastal Resource Management, July 7, 1986

Amended LWRP

Adopted:

Village of Sackets Harbor Board of Trustees, (Date TBD)

Approved:

NYS Secretary of State, Robert Rodriguez, (Date TBD)

Concurred:

U.S. Office for Coastal Management, (Date TBD)

May 2022

**This report was prepared with funding provided by the New York State
Department of State under Title 11 of the Environmental Protection Fund.**

ACKNOWLEDGEMENTS

Village Officials

Alex Morgia, Mayor
Barbara Boulton, Trustee
Mark Pacilio, Trustee
Ronald Mildren, Trustee
Kelly Sova, Trustee
James Yuhas, Treasurer
Margaret E. Kelly, Clerk
Shannon Mason, Deputy Clerk
James Corbin, Zoning Enforcement Officer
Lynn Martin, Department of Public Works Superintendent
John Gleason, Sergeant in Charge

Planning Board

Janet Quinn, Chairperson
Merle Tousant
Thomas Dyckes
Stasse Perkins
Dick Stephens

Zoning Board of Appeals

JP Constance, Chairman
John Kenna
Floyd Dame
Larry Barone
Frank Reynolds

LWRP Advisory Committee

David Altieri, Director
Mark Pacilio (Village Trustee)
Constance Barone
Janet Quinn
Christine Eggleston
Connie Nicolette
Karyn Carbone
Mike Smith

Prepared By: Environmental Design & Research, Landscape Architecture,
Planning, Environmental Services, Engineering and Surveying, P.C.
(EDR)
217 Montgomery Street
Suite 1100
Syracuse, New York 13202

Assistance From: Barbara Kendall, Coastal Resources Specialist
New York State Department of State

TABLE OF CONTENTS

ACRONYMSv

Introduction and Overview..... 1

 Village Description..... 1

 What is a LWRP? 3

 Local Waterfront Revitalization Program (LWRP) 3

 Heritage Area Management Plan (HAMP)..... 3

 Harbor Management Plan (HMP) 5

 Comprehensive Plan 5

 LWRP Summary..... 5

 Planning Process 7

 Previous Planning Efforts..... 7

 Planning Principles Considered..... 9

Vision Statement 11

LWRP/HAMP/HMP Planning Goals..... 12

 Goals..... 12

 Objectives 13

1.0 Waterfront Revitalization Area (WRA) 17

 1.1 Existing New York State Coastal Management Program Boundary .. 17

 1.2 Rationale for Proposed Changes to the New York State Coastal Management Program Boundary..... 18

 1.3 Proposed New York State Coastal Management Program Boundary. 19

 1.4 Heritage Area Management Plan (HAMP) Boundary..... 20

2.0 Inventory and Analysis 21

 2.1 Village History..... 21

 2.2 Community Characteristics..... 27

 2.2.1 Demographics 27

 2.2.2 Local Businesses and Regional Markets 28

 2.3 Land Use..... 31

 2.4 Water Use 35

 2.4.1 Inner Harbor Area..... 35

 2.4.2 Adjacent Waters 36

 2.4.3 Surface-water activities 36

 2.5 Zoning..... 38

 2.5.1 Zoning Districts 40

 2.6 Public Access and Recreation 42

 2.6.1 Boating Facilities 45

 2.7 Historic Sites and Districts..... 46

 2.7.1 Sackets Harbor Battlefield Historic Site..... 46

 2.7.2 Sackets Harbor Historic District..... 47

 2.7.3 Madison Barracks Historic District 48

 2.7.4 Additional Historic Resources 49

 2.8 Archeological Resources 50

 2.9 Scenic Resources 51

 2.9.1 Important Views and Vistas 51

 2.9.2 Open Space..... 53

 2.9.3 Overall Visual Quality 53

 2.10 Geology and Soils 54

 2.11 Topography 55

2.12 Water Quality..... 56

 2.12.1 Water Quality Classifications and Standards 56

 2.12.2 Black River Bay..... 57

 2.12.3 Inner Harbor 57

 2.12.4 Henderson Bay 57

 2.12.5 End of Pipe Discharge 57

 2.12.6 Stormwater Runoff..... 57

 2.12.7 Lake Ontario Water Levels 58

2.13 Wetlands and Floodplains 59

2.14 Fish and Wildlife Resources 60

2.15 Infrastructure 63

 2.15.1 Water 63

 2.15.2 Wastewater and Stormwater 63

 2.15.3 Municipal Solid Waste..... 64

 2.15.4 Electric and Gas Systems..... 64

 2.15.5 Communication Systems..... 64

 2.15.6 Public Wayfinding and Interpretive Signage 64

2.16 Transportation and Parking 65

 2.16.1 Major Roadways..... 65

 2.16.2 Local Roads..... 65

 2.16.3 Bicycle and Pedestrian Facilities 66

 2.16.4 Alternative Transportation 66

 2.16.5 Air Service..... 67

 2.16.6 Public Parking..... 67

2.17 Community Services..... 68

 2.17.1 Police 68

 2.17.2 Fire and Ambulance..... 69

 2.17.3 Library 70

 2.17.4 Other Services..... 71

 2.17.5 Arts and Education 72

 2.17.6 Community Events 73

3.0 Local Waterfront Revitalization Program Policies..... 75

 DEVELOPED COAST POLICIES 79

 NATURAL COAST POLICIES 98

 PUBLIC COAST POLICY..... 117

 WORKING COAST POLICIES 123

4.0 Proposed Land And Water Uses And Proposed Projects..... 139

 4.1 Proposed Land Uses 139

 4.2 Proposed Water Uses..... 147

 4.3 Proposed Public Access and Recreational Enhancement Projects .. 148

 4.3.1 Develop a village-wide Trail system 148

 4.3.2 Rehabilitate Market Square Park..... 149

 4.3.3 Develop an outdoor swimming area..... 150

 4.3.4 Redevelop the Pipeline Pier for public use 151

 4.3.5 Enhance Stoodley Park facilities 152

 4.3.6 Improve water access from Chapin Alley and Hamilton Street.. 152

 4.3.7 Develop a recreation center 153

 4.3.8 Create a master plan for the LDC/Augsbury Oil Property..... 153

 4.3.9 Develop an indoor pool facility 154

 4.3.10 Ambrose Street Park 154

4.3.11 Realign Adams Road 154

4.3.12 Develop a Mill Creek Water Resource Management Plan 156

4.3.13 Upper West Main Street Trail Spur..... 156

4.3.14 Battlefield Harborfront 156

4.3.15 Harbor Walk Trail 156

4.4 Infrastructure and Redevelopment Projects and Programs 157

4.4.1 Bury utilities 157

4.4.2 Improve public parking 157

4.4.3 Wayfinding signage 159

4.4.4 Encourage alternative transportation opportunities 160

4.4.5 Stabilize shoreline at the Ontario Street Outfall 160

4.5 Heritage Protection Projects and Programs 160

4.5.1 Improve Heritage Area Visitor Center (Augustus Sacket House) 160

4.5.2 Complete rehabilitation of the Pickering-Beach Museum..... 161

4.5.3 Continue improvements and interpretation of Fort Pike 161

4.5.4 Complete rehabilitation of the Stone Hospital 161

4.5.5 Implement the Battleground Preservation Plan 161

4.5.6 Support rehabilitation of Madison Barracks 162

4.5.7 Protect and support the village’s historic cemeteries 164

4.5.8 Support public/private preservation programs..... 164

4.5.9 Continue to support Hay Memorial Library initiatives 164

4.5.10 Continue to support the Historical Society’s History Center 164

4.5.11 Develop a Heritage Area Interpretive Plan..... 165

4.5.12 Inventory Private and Public Open Space Resources 165

4.5.13 Support Re-purposing of the Union Hotel..... 166

4.5.14 Support Preservation & Re-purposing of the Old Stone Chapel (formerly Christ Episcopal Church)..... 166

4.6 Economic Opportunities 167

4.6.1 Diversify commercial and service offerings 167

4.6.2 Create a business recruitment/development program..... 168

4.6.3 Develop a marketing plan..... 169

4.6.4 Encourage and Support Overnight Accommodations..... 170

4.6.5 Development of a Farmer’s Market and Other Alternative Commercial Activities 170

4.6.6 Consider the development of a Conference Center..... 170

4.6.7 Develop a Military Heritage Center 170

4.6.8 Support the Arts Center 171

4.6.9 Support Underwater Boat Tours 171

4.6.10 Support Private Preservation Programs 171

4.6.11 Coordinate with Sackets Harbor Central School District 171

4.6.12 Support a marine education program..... 171

4.6.13 Enhance coordination with regional entities and plans 172

4.6.14 Develop a Maritime Heritage Center 172

4.7 Events 172

5.0 Techniques For Local Implementation 175

5.1 Existing Local Laws and Regulations..... 175

5.1.1 Zoning and Subdivision Law 175

5.1.2 Flood Damage Prevention Local Law 177

5.1.3 Harbor Management -Waterfront Management Law 177

5.2 Proposed New or Revised Local Laws and Regulations..... 178

5.2.1 Local Waterfront Consistency Review Law 178

5.2.2 Amendments to the Waterfront Management Law 179

5.3 Management Structure to Implement the LWRP 179

5.4 Procedures To Ensure Local Compliance 182

5.5 Financial Resources Necessary to Implement the LWRP/HAMP/HMP183

5.5.1 Administration Costs 184

5.5.2 Capital Improvements 184

5.5.3 Upkeep..... 184

5.5.4 Services 184

5.6 Federally Funded Programs 185

5.7 State Funded Programs 188

5.8 Locally Funded Programs 192

5.9 Privately Funded Programs..... 193

6.0 State and Federal Actions and Programs Likely To Affect Implementation of the LWRP..... 195

6.1 State Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP 195

6.2 Federal Activities Affecting Land and Water Uses and Natural Resources in the Coastal Zone of New York State 212

6.3 State and Federal Actions And Programs Necessary To Further The LWRP/HAMP/HMP 218

6.3.1 State Agencies..... 218

6.3.2 Federal Agencies 219

7.0 Local Commitment and Consultation..... 220

7.1 Local Consultation 220

7.2 Regional Consultation 220

7.3 State Agency Consultation 220

7.3.1 Department of Environmental Conservation..... 220

7.3.2 Department of State 221

7.4 Local Commitment 221

Appendix F. Environmental Quality Review 18

LIST OF TABLES

Table 0-1	Summary of LWRP/Hamp/HMP Goals.....	xxi
Table 2-1	Businesses in the Village of Sackets Harbor.....	13
Table 2-2	Land Use Acreage.....	15
Table 2-3	Boating Facilities.....	30
Table 2-4	State Listed Birds in the Village of Sackets Harbor.....	46
Table 3-1	Summary of Sackets Harbor Coastal Management Policies.....	60
Table 4-2	LWRP Implementation Recommendations Summary.....	161
Table 5-1	Local Laws Implementing Coastal Policies.....	195
Table B.1	(Appendix B) Location of HMP Inventory Topics in the LWRP.....	3

LIST OF FIGURES

Figure 1.1	Photographs of Historic Building Rehabilitation.....	10
Figure 4.1	Illustration of Potential Long-Term Build-out.....	127
Figure 4.2	Typical Rail Trail Section.....	134
Figure 4.3	Proposed Market Square Park Plan.....	136
Figure 4.4	Proposed Swimming Beach Area.....	137
Figure 4.5	Proposed Pipeline Pier Access Area.....	138
Figure 4.6	Proposed Pipeline Pier Reuse as Platform for Fishing and Viewing	139

ACRONYMS

CEHA	Coastal Erosion Hazard Area
CFA	Consolidated Funding Application
CFR	Code of Federal Regulations
CMP	Coastal Management Program
ECL	Environmental Conservation Law
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HAMP	Heritage Area Management Plan
HMA	Harbor Management Area
HMP	Harbor Management Plan
LEED	Leadership in Energy and Environmental Design
LWRP	Local Waterfront Revitalization Program
NOAA	National Oceanic and Atmospheric Administration
NYCRR	New York Codes, Rules, and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOS	New York State Department of State
NYSDOT	New York State Department of Transportation
NYSOPRHP	New York State Office of Parks, Recreation and Historic Preservation
PDD	Planned Development District
SEQR	State Environmental Quality Review
SHPO	State Historic Preservation Office
SUNY ESF	State University of New York - Environmental Science and Forestry
TND	Traditional Neighborhood Design
UCP	Urban Cultural Park
WRA	Waterfront Revitalization Area

LIST OF APPENDICES

Appendix A	Village of Sackets Harbor Boundary Documentation
Appendix B	Harbor Management Plan
Appendix C	Light List for NOAA Nautical Chart 14811
Appendix D	Village of Sackets Harbor Waterfront Management Law
Appendix E	Village of Sackets Harbor Waterfront Consistency Review Law
Appendix F	SEQR Full Environmental Assessment Form
Appendix G	Maps
Map 1:	LWRP/HAMP/HMP Boundaries
Map 1A:	Existing and Proposed LWRP Boundary
Map 2:	Existing Land Use
Map 3:	Existing Zoning
Map 4:	Existing Soils
Map 5:	Agricultural Soils and Districts
Map 6:	Historic Districts and Archaeological Resources
Map 7:	Cultural, Recreational and Historic Resources
Map 8:	Environmental Features
Maps 8A-8E:	FEMA FIRM Maps
Map 8F:	Flood Risk Areas Lake Ontario
Map 9:	Illustrative Build-out
Map 10:	Proposed Major Projects
Map 11:	Sackets Harbor Trail System
HMP Map 1:	Existing Water Use and HMP Boundary – Entire Village
HMP Map 2:	Existing Water Use and HMP Boundary – Harbor Area
HMP Map 3:	Vessel Regulation Zone
HMP Map 4:	NOAA Nautical Chart 14811 – Lake Ontario
Appendix H	Land Development Corporation: Property Development Scenario Planning Process (SUNY-ESF 2009)
Appendix I	Battleground Preservation Plan (2013)
Appendix J	Waterfront Feasibility Study (2016)
Appendix K	Urban Cultural Park Management Plan (1985)
Appendix L	Sackets Harbor Green Guide (2008)
Appendix M	Hounsfield-Sackets Harbor Joint Recreation Plan (2009)

Introduction and Overview

Village Description

The Village of Sackets Harbor is located on the eastern shoreline of Lake Ontario, in the Town of Hounsfield, Jefferson County, New York. The City of Watertown is located approximately seven miles northeast of the village. The village is approximately 2.3 square miles in size and has an approximate population of 1,400. The village has a rich history, having served as a base for U.S. military operations beginning with the War of 1812. Although the military installations have long been deactivated, significant historic properties remain. The Sackets Harbor Battlefield State Historic Site, located on the west side of the village, is a significant tourist attraction. Madison Barracks, the abandoned army installation on the northern edge of the village, offers 100 acres of architecturally and historically significant buildings and grounds, parts of which have been redeveloped. The village core, located on the “harbor” and centered on the West Main Street business district, also features a variety of historically significant commercial and residential buildings. The southwestern portion of the village is primarily vacant, cleared land, with some agricultural use, and a development of lakeside cottages at the western edge of the area. Except for this western area, known as Boultons Beach, the coastline largely consists of limestone bluffs, which provide excellent scenic views of Black River Bay and Lake Ontario. These water bodies are popular sport fishing and recreational boating destinations. Consequently, the mainstay of the village’s economy is tourism, as it relates to historic attractions, boating and fishing. Over the past twenty-five years, the village has experienced a dramatic renaissance driven by the preservation, rehabilitation and re-development of the historic village core, the historic battlefield site, and Madison Barracks as well as its waterfront resources through the guidance and funding provided by the Local Waterfront Revitalization Program (LWRP) and Heritage Area Management Plan (HAMP).

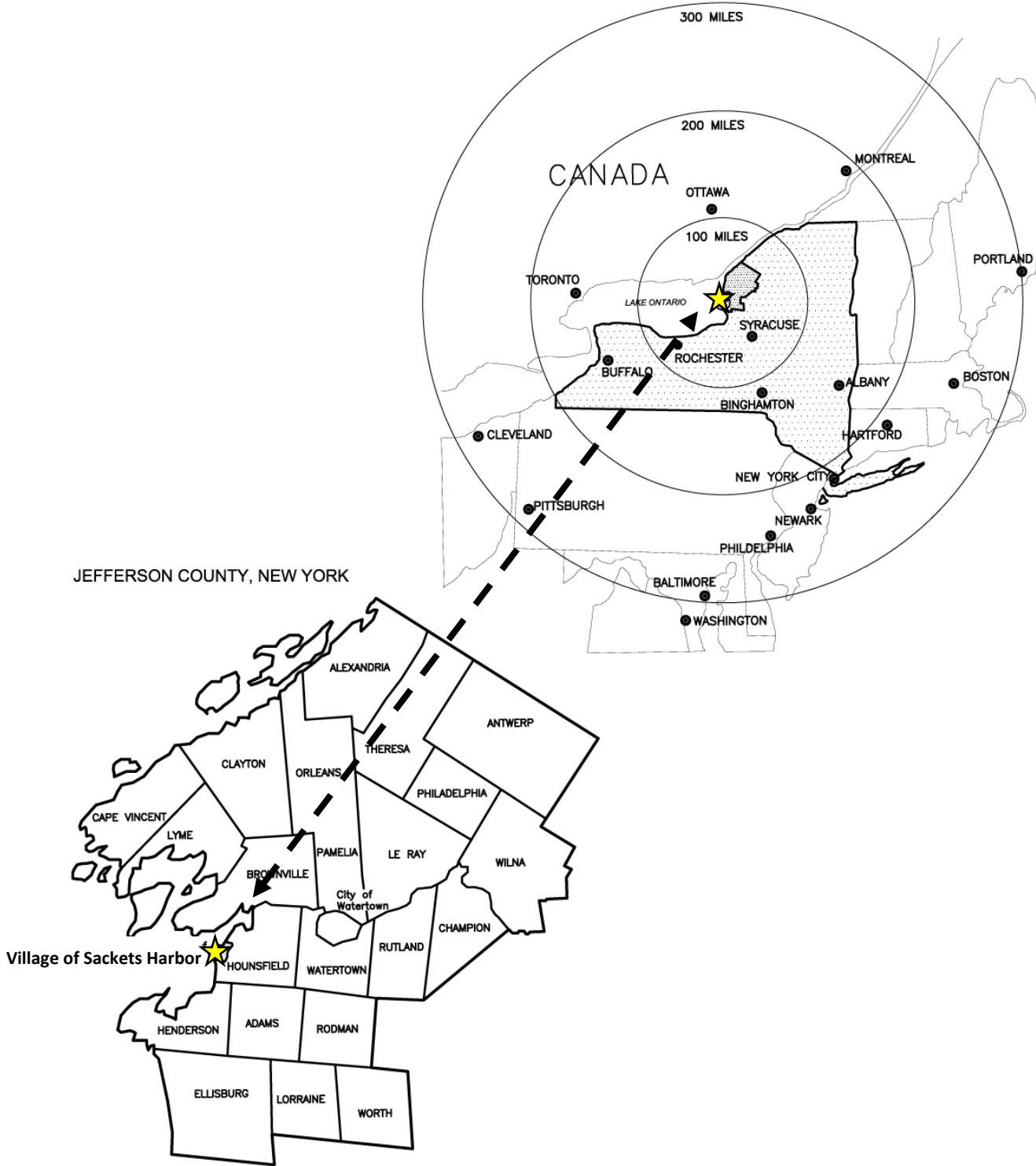


Figure 0.1. The top map illustrates Sackets Harbor’s distance from regional cities. The bottom map illustrates the location of the village and the towns in Jefferson County.

What is a LWRP?*Local Waterfront Revitalization Program (LWRP)*

A LWRP is a locally prepared comprehensive land and water use plan for a municipality's natural, public, and developed waterfront resources. A LWRP is prepared with assistance from the New York State Department of State (NYS DOS) Office of Planning, Development and Community Infrastructure in accordance with the New York State *Waterfront Revitalization of Coastal Areas and Inland Waterways Act* (NYS Executive Law Article 42). A LWRP formulates waterfront development objectives by adapting statewide legislation and policies to the unique and individual requirements of a waterfront municipality. A LWRP also outlines specific projects to encourage environmental protection, foster economic development, protect valuable water resources, and improve public waterfront accessibility. More importantly, the LWRP is designed to establish a process to ensure that all actions proposed for a municipality's local waterfront area occur in a fashion prescribed by the LWRP. This "consistency" provision is a tool that is intended to create dialog and encourage cooperation between state, federal and local governments, as well as private sector interests, to build a strong economy and a healthier waterfront environment. With the New York State Secretary of State's approval of the LWRP, the village is eligible for NYSDOS grants for planning, design, and construction costs for proposed projects and other activities that implement the program. More information on LWRPs is found at the NYSDOS website: <https://dos.ny.gov/local-waterfront-revitalization-program>

This LWRP/HAMP/HMP serves as the Local Waterfront Revitalization Program for the village adopted under Article 42 of the Executive Law of New York State. This Plan consolidates and replaces Sackets Harbor's original LWRP (1986) and UCP Management Plan (1985)(Appendix K) with one comprehensive document.

Heritage Area Management Plan (HAMP)

The New York State Heritage Areas program (formerly Urban Cultural Parks) is a statewide system created in 1982 by the New York State Legislature under Article 35 of Title G of the New York State Parks, Recreation and Historic Preservation Law (PAR). The Heritage Areas program is designed to provide for the preservation, interpretative,

development and use of urban settings of special significance to the historical and cultural evolution of New York State. The Heritage Areas program replaced the Urban Cultural Parks program created for similar purposes in 1977 by the New York State Legislature. Areas designated under the former Urban Cultural Parks program were included in the new heritage areas system under Article 35 of the PAR Law as follows:

§ 35.01 Establishment of The New York system of heritage areas. In accordance with provisions of this title there is hereby established The New York system of heritage areas to consist of state designated heritage areas including urban cultural parks and heritage corridors that reflect the cultural themes of the state's development and will provide educational, inspirational, economic and recreational benefits for present and future generations.

The Village of Sackets Harbor became involved in the Urban Cultural Parks program in 1977 and worked on the Village of Sackets Harbor Urban Cultural Park (UCP) Management Plan (see Appendix K) between 1979 and 1985, overlapping the 1982 State adoption of the Heritage Areas program. When the Sackets Harbor UCP Management Plan was approved by the NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Commissioner in February 1985, Sackets Harbor became one of 21 sites in New York State designated as a Heritage Area since Article 35 of the NYS PAR Law, §35.01 includes Urban Cultural Parks. The village's participation in the Heritage Area program attests to the national, state, and local significance of its historic resources. The theme of the Sackets Harbor Heritage Area is defense, due to the extensive military activity in the village from the War of 1812 until the Army's abandonment of the Madison Barracks complex at the end of World War II.

This LWRP/HAMP/HMP serves as the Heritage Area Management Program for the village adopted under Article 35 of the PAR Law of New York State. This Plan updates Sackets Harbor's original UCP Management Plan (1985) found in Appendix K. The purpose of the HAMP is to guide the local government, private entities and individuals in implementing the goals (management, preservation, economic development, recreation and education) and objectives of the Heritage Area Program in a manner consistent with other Federal, State, and local programs.

Harbor Management Plan (HMP)

This LWRP/HAMP/HMP includes a Harbor Management Plan for the village adopted under Article 42 of the Executive Law of New York State. The harbor management plan addresses conflict, congestion, and competition for space in the use of Lake Ontario surface waters in the community and provides guidance for state regulation of underwater land. It provides consideration of and guidance and regulation on the managing of boat traffic; general harbor use; optimum location and number of boat support structures, such as docks, piers, moorings, pump out facilities, special anchorage areas; and identification of local and federal navigational channels. It also provides the opportunity to identify various alternatives for optimum use of the waterfront and adjacent water surface, while at the same time analyzing the probable environmental effects of these alternatives.

Comprehensive Plan

This LWRP/HAMP/HMP also serves as the comprehensive plan for the village adopted under Section 7-722 of the Village Law of New York State. This Plan consolidates and replaces Sackets Harbor's original LWRP (1986) and UCP Management Plan (1985)(Appendix K) with one comprehensive document.

LWRP Summary

Below is a summary of the seven sections of the Village of Sackets Harbor LWRP.

Section 1.0 – Plan Boundaries

This section provides a detailed narrative and graphic description of the WRA and boundary. Since there is a direct correlation between all the resources (historic, natural, scenic, etc.) in the village and its economy, the WRA boundary encompasses the entire Village of Sackets Harbor.

Section 2.0 – Inventory and Analysis

This section describes the existing natural and man-made environments and conditions within the community, as well as an analysis of opportunities and constraints to development.

Section 3.0 – Coastal Management Policies

This section presents the waterfront management policies that apply to the Village of Sackets Harbor. The policy explanations of the New York State Coastal Management Program have in some cases been modified and expanded to reflect the unique conditions within the village. These policies are based on the economic, environmental, and cultural characteristics of the village, and represent a balance between economic development and preservation, which will permit beneficial use of, and prevent adverse effects on, village waterfront resources. The policies serve as the basis for local, state, and federal consistency determinations for activities affecting the village. No policy is more significant than another. These policies should be read in conjunction with the specific standards of the relevant Village of Sackets Harbor local laws.

Section 4.0 – Proposed Land and Water Uses and Proposed Projects

This section describes proposed long-term land and water uses for the community. This section also includes proposed short- and long-term projects the Village of Sackets Harbor would like to pursue to implement their LWRP. The proposed projects build on the village's resources and amenities that make it a cultural destination.

Section 5.0 – Local Implementation Techniques

This section describes the local laws, management structure, and financial resources necessary to implement the policies and proposed uses set forth in Sections 3.0 and 4.0.

Section 6.0 – State and Federal Actions and Program Likely To Affect Implementation of the LWRP

This section lists State and Federal actions and programs which must be undertaken in a manner consistent with the Village of Sackets Harbor LWRP, as well as a description of specific state and federal actions necessary to further implementation of the LWRP.

Section 7.0 – Local Commitment and Consultation

The Village of Sackets Harbor LWRP will affect and be affected by the actions of adjacent municipalities and federal, state, regional, and county agencies. This

section summarizes the efforts made by the village to involve and/or inform other agencies regarding the development of their LWRP. This section also summarizes the actions taken by the village to obtain local input and support for their LWRP.

Planning Process

The village is currently guided by their original LWRP adopted in 1986 and a UCP Management Plan adopted in 1985 (Appendix K). Recognizing that these plans were becoming outdated and had been largely implemented, the village, together with the Town of Hounsfield, initiated a community visioning process to provide a basis for creating plans suitable for guiding the village for the next ten to twenty years. This effort, sponsored by the Sackets Harbor Area Cultural Preservation Foundation, culminated in a Vision Report issued in 2003. The work done in the community visioning process for the 2003 Vision Report was the first step towards developing the vision and goals for this LWRP.

The LWRP process involved cooperation with state, county, local, and private agencies as well as an appointed LWRP Advisory Committee that included local business owners, municipal officials and residents from the village. A key role of the LWRP Advisory Committee was to review and provide feedback on draft documents.

As part of the planning effort, an inclusive public outreach effort was conducted to gain feedback from the community on existing land and water use issues and to build consensus on a vision of Sackets Harbor's future growth. Public meetings were also held to share and explain progress drafts of the LWRP.

Previous Planning Efforts

The Village of Sackets Harbor has been the subject of a number of studies over the past few decades. The following plans and documents were reviewed in preparation of this LWRP:

1962 - Master Plan for the Village of Sackets Harbor (Sargent, Webster, Crenshaw, & Folley)

- 1972 - Business Area Plan for the Village of Sackets Harbor
- 1972 - Proposal for Development of a Historic Restoration Program for the Village of Sackets Harbor
- 1973 - Sackets Harbor Waterfront Plan
- 1980 - Draft Local Comprehensive Land Use Programming for the Village of Sackets Harbor
- 1981 - Market Report Madison Barracks Sackets Harbor
- 1983 - Master Plan for the Village of Sackets Harbor
- 1984 - Development Opportunities: Madison Barracks Hotel & Conference Center
- 1984 - Revitalization Plan for Madison Barracks
- 1985 - Sackets Harbor Urban Cultural Park Marketing Plan Recommendation Report (NYSOPRHP)
- 1985 - Village of Sackets Harbor Urban Cultural Park Management Plan
- 1985 - Phase Six Final Programmatic EIS regarding action in adopting the Sackets Harbor Urban Cultural Park Management Plan
- 1986 - Historic Preservation Zoning District Manual for Village Planning Board Members (Crawford & Stearns)
- 1986 - Village of Sackets Harbor LWRP
- 1987 - Harbor Walk - A guide to the history & architecture of Sackets Harbor
- 1988 - Village of Sackets Harbor – Harbor Management Plan
- 2003 - Sackets Harbor – Hounsfield Visioning Report
- 2008 - Sackets Harbor Green Guide
- 2009 - Hounsfield-Sackets Harbor Joint Recreation Plan
- 2009 - Local Development Corporation: Property Development Scenario Planning Process (Augsbury Oil Site) (SUNY-ESF)
- 2013 - Battleground Preservation Plan
- 2016 - Waterfront Feasibility Study

Planning Principles Considered

The following planning principles were applied in developing concepts and discussing alternatives as the LWRP was developed:

Quality of Life

The residents of Sackets Harbor value its significant natural resources, working agricultural landscapes, quality school system, and its rich cultural history. These values directly impact the village's quality of life. Understanding the community's values and its sense of place were essential to developing the LWRP.

Environmental Sustainability

During the planning process LWRP Advisory Committee members and Village residents discussed the importance of meeting the needs of the present without compromising the ability of the community to meet its needs in the future. Particular emphasis was placed on wise management of the community's natural resources for the benefit of current and future generations. One of the tools explored during the planning process was the use of Leadership in Energy and Environmental Design (LEED) standards for new and redeveloped buildings in the village. The LEED Green Building Rating System is a national standard for developing high-performance, sustainable buildings. Participation in LEED is voluntary. The standards have been developed by the US Green Building Council through consensus by members of the building industry. LEED standards address site design, building design and construction materials on their long-term sustainability. The following is a list of some of the categories that LEED standards consider:

- Erosion and sedimentation control
- Site selection
- Infill and redevelopment
- Brownfield redevelopment
- Alternative transportation, (public transportation access, bicycle friendliness, parking reductions)
- Reduced site disturbance (to protect, restore, and maximize open space)
- Stormwater management (flow treatment and reduction)

- Landscape and exterior design to reduce heat islands
- Light pollution reduction

LEED is one of the green sustainability techniques that is described in the Green Guide developed by the Village in 2008. The Green Guide (see Appendix L) also includes sustainability techniques and general recommendations for the Village related to recreation, education, agriculture, sewage treatment and brownfields.

Smart Growth

Unplanned growth or sprawl can destroy the village's natural beauty and distinctive community character, undermining its sense of place. Sprawl is expensive and wasteful, environmentally damaging and socially divisive, and ugly. Smart Growth strategies promote growth that is attractive, affordable, accessible, equitable, and good for the environment. Smart Growth supports the following:

- Civic sites (areas for the public to meet or have scheduled community events)
- Walkability
- Connectivity
- Mix of land uses
- Diverse housing types
- High quality architecture and land planning
- Environmental sensitivity

Included in the discussion of Smart Growth was the neo-traditional development design approach to development, also referred to as Traditional Neighborhood Design (TND) and New Urbanism. This type of development helps to create vibrant mixed-use neighborhoods with higher densities and a range of complementary uses. Although TND is not appropriate for all parts of the village, many of the design criteria and standards can be adapted to Sackets Harbor's rural settings. The following are commonly found in TND:

- Parks, schools, civic buildings, and commercial establishments located within walking distance of homes

- Residences with narrow front setbacks, front porches, and detached rear garages or alley-loaded parking
- Network of streets and paths suitable for pedestrians, bicyclists, and vehicles
- Narrower streets with crosswalks and other traffic-calming measures
- In-scale development that fits the local context
- Buildings oriented to the street with parking behind

Vision Statement

Hounsfield / Sackets Harbor will be a diverse community with a shared sense of place and balanced, dynamic growth and economic development through preservation, education and management of its unique natural, historic, cultural, agricultural and human resources.

LWRP/HAMP/HMP Planning Goals

The LWRP/HAMP/HMP Advisory Committee identified a number of primary planning goals for the Village of Sackets Harbor based on the findings of the inventory and analysis of local conditions. The following planning goals have shaped the committee's development of the policies (Section 3.0) and proposed land and water uses and proposed projects (Section 4.0) of the village's LWRP/HAMP/HMP.

Goals

The major local goal of the Sackets Harbor LWRP/HAMP/HMP is to employ sound management principles in the protection and enhancement of the village's economic, historic, educational, and recreational resources to improve the quality of life for residents and visitors. In addition, a general management goal and four specific goals following the New York State Heritage Area goals have been formulated and are as follows:

Table 0-1. Summary of LWRP/HAMP/HMP Goals

Topic	Goal
Management	Develop local governmental commitment to implementation of the LWRP/HAMP/HMP goals and objectives in a manner consistent with other federal, state, and local programs.
Economic Development	Make Sackets Harbor a viable, year-round economic center by encouraging economic growth and development in the Village of Sackets Harbor through restoration and adaptive reuse of vacant and underutilized buildings, development of vacant land as appropriate, promotion of tourism-related programs and activities, and other diverse economic activities based on its heritage, cultural and recreational resources.
Preservation	Restore, rehabilitate, protect and enhance structures, districts, sites and views that are of significance in the history, architecture, archeology or culture of the village, state, and nation.
Education	Educate both residents and visitors to the unique cultural heritage of the Village of Sackets Harbor, in particular, its role as the War of 1812 headquarters for the defense of the United States northern frontier.
Recreation	Preserve the essential qualities of Sackets Harbor's natural features while developing these areas, as appropriate, for public access and recreation.

*Objectives*Management

- A. This document serves as the Comprehensive Plan for the Village of Sackets Harbor, and synchronizes the Sackets Harbor Heritage Area Plan with the Sackets Harbor Local Waterfront Revitalization Program and the Harbor Management Plan to avoid duplication of efforts and ensure inter-program coordination and consistency.
- B. Expand cooperation and collaboration among non-profit organizations and other entities with missions related to the goals of this Plan. This effort should include improved communication, shared resources and staff, and collaborative programs and projects.
- C. Develop and expand cooperation with New York State, Jefferson County and private entities in carrying out LWRP/HAMP/HMP programs and objectives.
- D. Strengthen local public legal, organizational, and financial capabilities as necessary to ensure implementation and continuance of the LWRP/HAMP/HMP programs.
- E. Strengthen and maintain public/private sector communication and coordination to ensure LWRP/HAMP/HMP programs implementation and maximum positive impact on the community.
- F. Ensure public participation in the implementation of the LWRP/HAMP/HMP.

Economic Development

- A. Promote and guide economic development enhancing the historic, architectural, archeological, and recreational resources of the village to foster an orderly sustainable pattern of development.

- B. Improve the business climate by implementing innovative programs and policies to foster sustainable growth.
- C. Create and market a progressive village image substantiated and supported by the existence and use of Heritage Area resources.
- D. Encourage public and private sector reinvestment in adaptive reuse projects throughout the village.
- E. Encourage and actively pursue public/private sector redevelopment of Madison Barracks.
- F. Establish the village as a retail/cultural destination by encouraging and supporting new business and growth in the West Main Street business district.
- G. Provide support facilities for tourist related activities.
- H. Encourage water dependent and water-enhanced development to locate in underutilized buildings and vacant sites in the coastal areas in a manner compatible with other LWRP/HAMP/HMP goals and objectives.
- I. Utilize economic development mechanisms and land use controls to encourage and regulate economic development.
- J. Develop a primary and secondary vehicular and pedestrian circulation system.
- K. Provide adequate parking for daily and special events usage.

Preservation

- A. Identify key structures, sites, features, and views that best relate the village's historic, architectural, and archeological importance.
- B. Preserve and enhance the War of 1812 battlefield.

- C. Protect and preserve the historic, cultural, architectural, and archeological character of Sackets Harbor.
- D. Implement a façade improvement program within the village.
- E. Encourage public/private sector cooperation in matters pertaining to preservation, enhancement and adaptive reuse of cultural and historic resources.
- F. Sponsor public sector involvement in rehabilitation and adaptive reuse projects of historic structures.
- G. Encourage private sector participation in adaptive reuse projects.
- H. Ensure that new construction in the village is sympathetic with the design, scale and massing of existing historic structures.
- I. Preserve scenic views of the waterfront and open space.

Education

- A. Develop a comprehensive interpretive program emphasizing the three major theme areas, secondary theme areas, and their interrelationships.
- B. Develop a pathway system in conjunction with a hiking/biking pathway linking major thematic areas.
- C. Encourage programs, activities, and festivals that convey the cultural and historical importance of the LWRP/HAMP/HMP area.
- D. Encourage the sharing and cooperative management of public and private educational resources and facilities within the community for the benefit of resident and visitor.

- E. Install signage throughout the Heritage Area for interpretive and directional purposes. All signs shall be similar in theme, scale, and design.
- F. Encourage and sponsor the production of education and promotional materials for the Heritage Area and its programs and activities.

Recreation

- A. Protect, maintain, and increase access to village recreational resources and facilities so that these resources and facilities may be fully utilized by the public.
- B. Develop additional public access and active and passive recreational areas within the LWRP/HAMP/HMP area, particularly the waterfront and areas consistent with projected participant needs and demands.
- C. Implement improvements to existing recreational facilities.
- D. Increase the number of scenic access points to waterfront areas and improve scenic quality of the village.
- E. Provide municipal support for new and existing publicly and privately sponsored recreational activities.
- F. Develop a village-wide pedestrian/biking pathway in conjunction with the pathway system developed to link major thematic areas.

1.0 Waterfront Revitalization Area (WRA)

The State of New York Coastal Management Program (CMP) established a state coastal boundary in accordance with the requirements of the Coastal Zone Management Act of 1972, as amended, and its subsequently issued rules and regulations. The CMP's delineated coastal area boundary along the Lake Ontario shoreline generally follows well-defined natural or man-made features such as roads or ridgelines and is used to focus LWRP planning activity on those lands most frequently associated with the coastal waters and their use and impact on the coastal environment.

In 1986, the Village of Sackets Harbor, in preparation for their LWRP, proposed the revision of the coastal area (landward) boundary in order to include a contiguous portion of the Historic District, as listed on the National Register of Historic Places. This inclusion was recommended and approved by the State of New York in the original LWRP to allow the village to comprehensively address the historic resources, issues, and activities relevant to the waterfront. Until now, the state's CMP boundary for Sackets Harbor has included most, but not the entire jurisdiction of the village. The area excluded is essentially the land lying between Adams Road and Dodge Avenue. The village believes the exclusion of this land ignores significant and recognizable cultural and natural features within the village that affect and are affected by nearby coastal areas. Therefore, this update to the Sackets Harbor LWRP will amend the CMP boundary.

1.1 Existing New York State Coastal Management Program Boundary

The existing WRA boundary for the Village of Sackets Harbor is described below and identified on Map 1 and Map 1A in Appendix G.

Upland Boundary

Beginning at the southwestern intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border and the mean high water line of Lake Ontario (Henderson Bay); thence easterly along the Village of Sackets Harbor/Town of Hounsfield corporate border to Adams Road; thence northerly along Adams Road to the intersection with Sackets Harbor Village Historic District at Broad Street; thence

following said district easterly to the intersection of said boundary at Monroe Street; thence northeast on Monroe to Dodge Street; thence easterly on Dodge Street to Old Military Road; then easterly along Old Military Road to Mill Creek; thence westerly along Mill Creek to the mean high water line of Lake Ontario (Black River Bay).

Waterside Boundary

The waterside boundary begins at the southwestern intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border and the mean high water line of Lake Ontario (Henderson Bay); thence northerly then easterly along the mean high water line, including Horse Island and its causeway, to the intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border at Mill Creek.

1.2 Rationale for Proposed Changes to the New York State Coastal Management Program Boundary

The Village of Sackets Harbor proposes to revise the New York State Coastal Management Area boundary to more effectively manage and protect cultural and environmental resources that were not included in the original State boundary. Consistent with CMP criteria, except for direct contact with the Lake Ontario shoreline, the Village of Sackets Harbor recognizes the significant relationship that the lands lying between Adams Road and Dodge Avenue have in protection of views and open space surrounding the village's historic developed core. In addition, there are areas of the village at risk of flooding that are currently outside of the coastal boundary such as the 100-year floodplain along Mill Creek in the Northeast corner of the Village (See Appendix G - Maps 8, 8D, 8E, and 8F). Inclusion of these areas within the coastal boundary and the local waterfront revitalization area will give the village greater ability to implement resiliency measures that will protect residents and property against future flooding. Therefore, the village is amending the state coastal area boundary to follow the village corporate boundary, which adds 599 acres to the coastal area in the Village of Sackets Harbor, increasing the coastal area from 872 acres to 1,471 acres.

1.3 Proposed New York State Coastal Management Program Boundary

The proposed WRA boundary for the Village of Sackets Harbor is described below and identified on Map 1 and Map 1A in Appendix G.

Upland Boundary

The upland boundary begins at the southwestern intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border and the mean high water line of Lake Ontario (Henderson Bay); thence easterly along the Village of Sackets Harbor/Town of Hounsfield corporate border and continuing northerly along the corporate border to Mill Creek; thence westerly along the corporate border as it parallels Mill Creek to the mean high water line of Lake Ontario (Black River Bay). Documentation for the Village of Sackets Harbor corporate boundary is provided in Appendix A.

Waterside Boundary

The State's guidelines for preparation of a Local Waterfront Revitalization Program require that all waterfront waters in the coastal area within a municipality's jurisdiction be included in its waterfront area. In addition, New York State Navigation Law 46-a and Section 922 of Article 42 of the Executive Law authorize the Village of Sackets Harbor to exercise jurisdiction over the use of waters to a distance of 1,500 linear feet from the low water mark on the shore. However, the original 1986 LWRP did not include the waters to a distance of 1,500 feet from the Village's shoreline in the WRA description or map. This LWRP amendment and Harbor Management Plan (HMP) (See Appendix B) clearly describe and depict the waterside boundary of both the WRA and the Harbor Management Area (HMA) in Appendix G - Map 1 and Map 1A as 1,500 feet from the low water mark on the shore as follows:

The waterside boundary of the WRA begins at a point on the shoreline of Lake Ontario at the southwestern intersection of the Village of Sackets Harbor boundary with the Town of Hounsfield, then proceeding 1,500 feet west into Lake Ontario, then northwesterly along a line 1,500 feet parallel to the Lake Ontario shoreline and the Village of Sackets Harbor boundary, including Horse Island and its causeway, then northeasterly to a point 1,500 feet northwest of the intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border at Mill Creek, then 1,500 feet east to its

intersection with the Lake Ontario shoreline at the Village of Sackets Harbor/Town of Hounsfield corporate border at Mill Creek. The Harbor Management Area is the area of water between the Village of Sackets Harbor corporate boundary along the Lake Ontario shoreline and 1500-feet paralleling the shoreline in Lake Ontario. To address the level of competing surface water uses in the WRA and HMA, a Harbor Management Plan (HMP) is included in this LWRP (see Appendix B).

1.4 Heritage Area Management Plan (HAMP) Boundary

The boundary of the Heritage Area (formerly the Urban Cultural Park) includes three designated theme areas inside the village boundaries: 1) the historic village core, 2) the historic battlefield site, and 3) the Madison Barracks. This LWRP/HAMP/HMP retains the original HAMP boundary as shown on Map 1 in Appendix G.



Sackets Harbor Battlefield Historic Site Trail

2.0 Inventory and Analysis

2.1 Village History

Following the American Revolution, unbounded hope spurred economic expansion and development. Enterprising individuals established villages and towns by the score to serve as new centers of trade and manufacture.

In 1801, New York City lawyer Augustus Sacket purchased a large tract near Lake Ontario where he discovered an ideal situation for a great port of trade. The site was less than 30 miles from Canada and one of the largest natural harbors on the lake. He soon returned with a corps of workmen to begin construction of a new community.

One of the most profitable industries for Sackets Harbor's early settlers was the manufacture of the pearl ash and potash from felled timber, worth as much as \$320 per ton on the Canadian market. But Great Britain's increasing "search and seizure" of American merchant ships ultimately led to the Embargo Act of 1808, outlawing trade with Britain and its possessions. Widespread smuggling ensued. The armed brig *Oneida* and a company of marines were sent to Sackets Harbor in 1809 to enforce the embargo. War with Great Britain was officially declared in June 1812. A month later the First Battle of Sackets Harbor occurred. Five Canadian Provincial Marine warships threatened the village, but were routed by the *Oneida* and by gun batteries on shore.

With its strategic position, abundant resources, and superb natural harbor, Sackets Harbor became the center of military and naval operations for the war's northern theater. Following the first battle, the tiny lake port developed into an extensive military complex, ringed by a fortification network manned by thousands of troops. As America's single largest shipbuilding effort of the time, hundreds of workmen and sailors constructed and manned the largest American fleet of the war.

In May of 1813, British and Canadian forces landed and marched on the village. This Second Battle of Sackets Harbor ended in an American victory, but much of the village's military and naval stores were destroyed. Fortifications were strengthened even further as a result of the battle.

Following the War's negotiated end in 1815, Sackets Harbor for a time was the North Country's most celebrated and prosperous village. The veterans who remained to settle here and the establishment of a U.S. Army post at Madison Barracks in 1815 contributed to a post-war boom that transformed the crude barracks settlement of tents and log shanties into a village of considerable elegance, with dignified Federal and Greek Revival style buildings of wood, brick, and native stone.

Sackets Harbor continued to prosper throughout the early 1800s as a center of trade and commercial shipbuilding. The Patriot's War of 1837-1840 briefly revived the village's strategic military role, and led to the strengthening of the Naval Station at Navy Point.

The Rome-Watertown & Ogdensburg Railroad swiftly eclipsed Sackets Harbor's importance as a shipping point in the 1850s. In the 1870s a branch of this line combined with the Black River lumber trade and the region's prosperous agricultural economy to bring new life to Sackets Harbor. At the same time the eastern Lake Ontario and Thousand Islands regions began developing as popular seasonal resorts, bringing many summer visitors to its scenic shores.

By the twentieth century, there was no longer a need for a military stronghold on the Canadian border. The military operations at Madison Barracks closed in 1945 and its support facilities and railway connections in the village were abandoned. The naval operations at Navy Point closed in 1958. By the late 1960s, Sackets Harbor's main street was a virtual ghost town from the decline of activity and population loss. New York State's acquisition of Old Battlefield Park as a state historic site can be credited with helping reverse the downward trend of the village's economy.

An ensuing rebirth was also sparked, like Sackets Harbor's first boom, by the vision and courage of civic and business leaders and fueled by the expansion of nearby Fort Drum. Recognizing that Sackets Harbor's principal assets were its magnificent harbor and wealth of historic buildings, community leaders founded a historical society, established three historic districts – Battlefield, village core and Madison Barracks –

that were also recognized as three Districts on the National Register of Historic Places, received designation as a New York State Heritage Area (formerly known as the Urban Cultural Park System), and adopted a Local Waterfront Revitalization program.

These preservation-planning efforts precipitated a dramatic renaissance. Among the early successes was the Historical Society's rehabilitation of the 1836 Sackets Harbor Bank building, which had deteriorated into a roofless shell. After several years of effort, renovations were completed in 1993, and the distinguished limestone building now houses a museum gallery, offices, and – once again – a commercial bank. It stands as an excellent example of how historic preservation can spur economic and cultural growth.

Other notable public projects undertaken with state assistance include:

- **Augustus Sacket House Rehabilitation.** The Sacket House is significant for its history and its architectural rarity in the region. Augustus Sacket built this Federal style house in 1802. It served as officers' quarters and a makeshift hospital during the War of 1812 and subsequently as a private residence and a medical clinic. After extensive renovation, it opened in 1995 as the Sackets Harbor Heritage Area Visitor Center.
- **Village Dock and Market Square Park Rehabilitation.** The LWRP and the Main Street Beautification Program funded improvements over the last twenty-five years, including re-construction of the village dock and boat launch, public restrooms, a showcase bandstand, benches, lighting and landscaping.
- **Pickering-Beach Museum Rehabilitation.** The rehabilitation of the c.1817 home of a ship-builder Augustus Pickering was completed in 1998 with funding from a NYSOPRHP Heritage Area grant. The home now serves as the village museum.
- **Union Hotel Rehabilitation.** The 1817 structure was last rehabilitated in 2000 by the former Seaway Trail, in partnership with NYSOPRHP, with funding

by the federal TEA-21 program. Part of its permanent exhibit was funded by NYSDOS through an Environmental Protection Fund Local Waterfront Revitalization Program (EPF LWRP) grant. The building served as the Seaway Trail Discovery Center until approximately 2015, when that organization became non-operational. The building is currently vacant and is undergoing maintenance work by NYSOPRHP. It is of the highest priority to the Village that an appropriate use be found for the Union Hotel so that it can again become a major contributing heritage resource to the Sackets Harbor economy.

- **Mill Creek Bridge Rehabilitation.** This early nineteenth-century stone bridge, site of a visit by President Monroe, was painstakingly rebuilt by the New York State Department of Transportation after a partial collapse in 2003.
- **Sackets Harbor Bank Building.** The rehabilitation of this 1836 limestone building by the Sackets Harbor Historical Society was one of the first re-adaptive re-use projects in Sackets Harbor. Funded in part with a NYSOPRHP Heritage Area grant, the rehabilitation work was completed in 1993 and spurred the re-development of the Main Street business district and the renaissance of the Village as a whole. Its current mixed use as a bank, commercial offices, and Historical Society gallery provides a model for using historic preservation to promote economic growth.
- **Samuel F. Hooker House Rehabilitation.** This 1808 house was rehabilitated by the Sackets Harbor Historical Society for use as an arts center in partnership with the Arts Association of Northern New York, using funding from a NYSOPRHP Heritage Area grant.
- **Stone Hospital Rehabilitation.** This building, constructed in 1839, was the first permanent U.S. Army hospital. Under the direction of the Sackets Harbor Foundation this building is being stabilized and rehabilitated.
- **Fort Pike Improvements.** Fort Pike contains the only remaining fortifications from the War of 1812. Now under village ownership, this site has been cleaned

up and improved with a pedestrian trail, interpretive signage and other visitor amenities.

- **Christ Episcopal Church.** The limestone, Greek Revival building was completed in 1832 and served as an active church until 2007 when the roof suffered significant structural damage. The Episcopal Diocese of Central New York completed rehabilitation of the building in 2014 with funding from a NYSOPRHP Heritage Area grant. The Sackets Harbor Historical Society bought the building from the Diocese in 2021, also with funding from a NYSOPRHP Heritage Area grant. The Historical Society intends to preserve the building as a multi-use community heritage center.
- **War of 1812 Bicentennial Trail.** The Village completed this stone-dust, pedestrian trail in 2013 with federal funding administered through the New York State Department of Transportation (NYSDOT). The Trail is approximately 5.5 miles long and circumvents the developed core of the Village, connecting the State Battlefield Site (and its History Trail), the Sackets Harbor Central School, and Military Cemetery. It is the first phase of a more comprehensive Village-wide trail system extending through Madison Barracks, the Village center, harbor-walk, and the greenbelt, with links to trails outside of the Village.



Sackets Mansion *Before*



Sackets Mansion *Today*



Union Hotel *Before*



Union Hotel *Today*



Sackets Harbor Bank Building *Before*



Sackets Harbor Bank Building *Today*



1866 Stone Hospital *Before*



Stone Hospital *Today*

Figure 1.1. Before and after photographs showing examples of previous and ongoing community efforts to rehabilitate historic village buildings.

Private investors have also recognized the economic potential of Sackets Harbor's waterfront and architectural legacy. Virtually every commercial building on West Main Street has been rehabilitated over the past twenty-five years. The former USO (United Service Organizations) hall is now a comedy club, a derelict factory is a hotel, and the old railroad passenger station is a brewpub. Other buildings have been appropriately renovated as restaurants, bed & breakfasts, as well as antique and specialty shops. In addition to the village dock and boat launch at Market Square Park, private marinas have been constructed at Navy Point and the old freight station. Residents have also made significant efforts to appropriately renovate their private homes to preserve their architectural integrity. The United Presbyterian Church and the former Christ Episcopal Church have made commendable efforts to preserve these historic structures through extensive rehabilitative maintenance projects. Those efforts continue for both buildings, with the Sackets Harbor Historical Society doing the work on the former Episcopal Church (renamed Old Stone Chapel) as its new owner.

Coinciding with the rehabilitation of the West Main Street business district and private residences and institutions, Madison Barracks has also experienced dramatic re-development. Once abandoned and derelict, Madison Barracks has been rehabilitated by private developers for residential and commercial use, drawing a large military clientele from Fort Drum. In addition, a marina was also constructed. With the exception of the Mess Hall, Headquarters, Theatre and Barracks buildings, all of the historic structures at Madison Barracks have been or are in the process of being rehabilitated by private investment.

2.2 Community Characteristics

2.2.1 Demographics

According to the 2010 Census, the Village of Sackets Harbor has a total of 1,450 residents. This number represents a 10-year increase of 64 people (4.61%), adding to the population increase of 5.56% from 1990 to 2000 and continuing the reverse of the population decline experienced between 1980 and 1990 in the community.

Age and Race

The median age in the village is 34 years, which is two years older than the Jefferson County average and slightly under the state average of 35.9 years. In the adult population, the greatest numbers are between 25 and 34 years of age. There are 60 senior adults over the age of 75 years (4.3% of the population). In terms of race, Sackets Harbor is largely white (95%) with the remaining population primarily African American, Native American, Hispanic and Asian.

Education

Educational attainment is comparatively high for individuals over the age of 24. Approximately 38 percent of village residents have attained bachelor or graduate level degrees. For all of Jefferson County the average is 35 percent.

Income Characteristics

Education achievement appears to translate to higher family incomes. The 2000 median household income estimate was reported at \$42,629, well above the Jefferson County average of \$34,006 and the New York State average of \$32,965.

Housing

The median housing value in Sackets Harbor was \$75,200 in 2000. For the same period, the median value in Jefferson County was \$67,060. In 2000, of the 791 housing units in the village, owners occupied 286, renters occupied 367, and 138 were vacant. There are approximately 97 (12.3%) seasonal housing units in the village.

2.2.2 Local Businesses and Regional Markets

The most important economic activities in Sackets Harbor are related to tourism and marine recreation. The Village of Sackets Harbor is one of 18 New York State Heritage Areas and is engaged in ongoing efforts to revitalize/rehabilitate the historical, cultural, and architectural resources of the village with over 150 structures in the three districts listed on the National Register of Historic Places. The village today is a desired destination. It offers visitors an array of specialty shops, marinas, bed and breakfasts, restaurants, and entertainment in an historic setting with breathtaking views of Lake Ontario and the harbor.

Several of the privately owned businesses located within the village serve to enhance the overall experience of the visitor by providing retail services, overnight accommodations, entertainment, boutiques and unique shops, as attractions to visitors. Special initiatives have been established by local businesses and the Chamber of Commerce to extend traditionally operated seasonal businesses to year-round operations through seasonal market and promotion campaigns featuring complementary businesses to attract visitors as a destination. Chamber of Commerce representatives from Sackets Harbor also support a regional approach in promoting and marketing special events and services to expand opportunities to a state, interstate, and international level. Partners in orchestrating a regional effort are local chambers of commerce (advanced by the Greater Watertown Chamber of Commerce), 1000 Islands Tourism Council, Olympic Byway and I Love NY Campaign.

Madison Barracks has significant potential for development. The former military post's architecture and its polo and parade grounds intrigue visitors. Through an adaptive reuse initiative, residents and visitors enjoy a variety of services located in the former military post. A regional conference center, country inn, medical treatment facility, and performing arts center are among the proposals for the site.

Some of the businesses (e.g., marinas, restaurants) have a physical relationship to the waterfront such as the Boathouse and the Barracks Inn restaurants. The table below shows the approximate breakdown and percentages of businesses in the village.

Table 2-1. Businesses in the Village of Sackets Harbor

Type of Business	Total	Percentage
Retail	13	28%
Office	10	21%
Lodging	8	17%
Restaurant	8	17%
Marina	2	4%
Community (health club, etc.)	6	13%

There are two issues affecting the continued re-development of the commercial West Main Street area. The first issue is inherent in the growth of any historic commercial

district: parking, encroachment into the residential district, appropriateness of new construction and materials, and new uses. These challenges can be largely addressed through zoning. The second issue results from the challenges of sustaining a viable commercial district in a small village in the North Country, i.e. attracting and developing businesses that can survive given the small local customer base and seasonal limitations. This can be accomplished through activities that are consistent with the character of Sackets Harbor and support each other. The village will consider exploring innovative ways to improve the business climate and foster sustainable growth with a goal of developing a retail/cultural/entertainment destination. Efforts should continue to develop Sackets Harbor as a cultural center based upon its historical resources and budding arts movement. Further development of its recreation resources would support this effort.

Based on current trends, the village will also continue to focus on reinvigorating its village center businesses and strengthening its heritage tourism niche. As a group, heritage tourists are affluent travelers, with money to spend in the communities they visit. Sackets Harbor has a supply of potential visitors through the coordinated efforts of the Village, the Olympic Byway (now administered by the Adirondack North Country Association), and the draw of the Battlefield State Historic Site. The military community at Fort Drum also provides a significant visitor clientele. With the popularity of local restaurants, historic architecture, and waterfront activities as a base, the village can build on its demonstrated track record for offering community hospitality. Planning a way to accommodate overnight visitors is a challenge that will require creative proposals. Some tourism development goals are:

- Strengthen the historic War of 1812 identity
- Expand the West Main Street businesses and commercial area with antiques/specialty shop/ fine restaurant niche
- Improve commercial/public signage to build continuity in downtown areas
- Expand the Bicentennial Trail to be a Village-wide trail system with links to the Town of Hounsfield/Jefferson County
- Encourage bed and breakfast/hotel accommodations for visitors arriving by automobile or boat
- Support ongoing restoration/rehabilitation/adaptive reuse of Madison Barracks

2.3 Land Use

The village occupies approximately 1,467 acres of land. This land is devoted to various types of land uses and public rights-of-way (see Table 2-2 and Appendix G - Map 2). Approximately 70 acres or 5 percent of the total acreage in the village is devoted to public roads and their rights-of-way. Residential uses are the most predominant land uses within the village as would be expected for a mature community. There are no existing industrial facilities in the village.

Table 2-2. Land Use Acreage

Land Use	Total Acreage	Percentage
Residential	563	38.4%
Agricultural	381	26%
Vacant	308	21%
State-owned Property	90	6.1%
Community Services	59	4%
Commercial	44	3%
Recreation & Entertainment	15	1%
Public Services	7	.5%
Total	1,467 acres	100%

Agriculture

Agricultural land use in the village is limited to one dairy farm west of the village center and cultivated fields along Adams Road, East Main Street, and Howes Shore Road. The agricultural land near Howes Shore Road is part of Jefferson County's Southwest Agricultural District #3 (see Appendix G - Map 5). Many abandoned farmland fields are giving way to successional vegetation. Farming activity within Jefferson County and the Town has decreased in recent years as a result of:

- The decline of dairy production from concerns over this market's cyclical nature
- Significant changes in federal agricultural policy and assistance
- Loss of land to competing uses

A large portion of land within the village consists of farmland soils important to New York State (see Appendix G - Map 5). Prime farmland soils are those soils best suited for producing food, feed, forage, fiber, and oilseed crops. Relatively little of this land is utilized for actual agricultural purposes. Many of the areas with these soils are susceptible to development, including areas adjacent to Ambrose Street (outside of the village residential area), and areas located between Adams Road and East Main Street (outside of the village residential area).

Agricultural land use has long been an integral and valued part of the village. Cultivated fields, hedgerows, wood lots, and farmstead clusters of residence, barns and outbuildings contribute to the village's rural character. The transition of productive and/or vacant agricultural land to residential or commercial use will not only result in the loss of valuable agricultural soils, but it also will potentially negatively impact the community's rural character and the elements that make up this character, such as scenic views. Viable agricultural land needs to be retained in order to provide suitable crops and pastureland for dairy and beef farming, to serve as important natural buffer areas, and for economic and aesthetic reasons. Nationwide, the general public has become more interested in purchasing and consuming locally grown products, and subsequently, has begun to show increasing support for local farmer's markets. This interest in local foods and locally grown products would easily apply to the Sackets Harbor community, providing a new avenue for preserving historic agricultural lands and traditional practices by meeting new demands.

Residential

Residential land use exists throughout the village in three forms: detached single-family homes, apartments, and multiple dwelling units. Apartments can be found as accessory units or over first-floor commercial businesses in the West Main Street area, or as separate stand-alone facilities. Multiple dwelling units include townhouses, condominiums, converted older single-family structures, and multi-story buildings. Concentrations of residential use occur primarily around the village center and along the village's shoreline. In the rural areas of the village residential lot sizes are relatively small (under one acre) along the shoreline and relatively large (over two acres).

It is anticipated that interest in shoreline property for residential purposes will continue to increase in the future, thus limiting potential for development of water-dependent uses and affordable housing. Rental housing and affordable housing should be encouraged in the village, providing its scale, design, and materials are compatible with the village's historic characteristics.

Madison Barracks has the potential to be the most significant residential use area in the village given its vast grounds, its attractive shoreline location, and existing historic buildings. Any development plans must address the 100-acre site in its entirety (rather than piecemeal), and should be sensitive to the property's scenic and historic qualities. Consideration of public access to the waterfront via a Village-wide Trail system should also be considered for the undeveloped sections of Madison Barracks.

Business

The vast majority of business uses occur in the village center on or near West Main Street and within Madison Barracks. Traditional business enterprises in the village include offices, retail establishments, and restaurants. Many of these businesses are either water dependent or water-enhanced. Water-dependent uses (activities which can only be conducted on, in, over or adjacent to a water body because such activities require direct access to that water body, and which involve, as an integral part of such activities, the use of the water), such as marinas and boat launching facilities are located at the edge of Sackets Harbor and Black River Bay. These types of water-dependent uses provide access to Lake Ontario and are a vital part of the local and regional economy. Water-enhanced uses (a use or activity which does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water's edge), such as restaurants, are also located at the edge of Sackets Harbor and Black River Bay.

Vacant/Undeveloped

In general, most vacant land occurs at large isolated parcels in the rural area outside of the village's traditional village center and residential areas.

State-owned Property

The Battlefield State Historic Site provides a large area of both active and passive recreation directly on the Village's waterfront. Horse Island, formerly private, was purchased by the New York State Office of Parks, Recreation and Historic Preservation in 2019 and is now part of the State Historic Site.

Utilities

There are basically four parcels that are used for municipal services. The Municipal water treatment plant is located at the west end of Ambrose Street. The municipal wastewater treatment plant is located at the west end of Hill Street. One water tower is located off Adams Road and a second water tower is located off of Military Road.

Underutilized, Abandoned or Deteriorated Sites

The LDC (Local Development Corporation)/Augsbury Oil property is an underutilized site that offers unique redevelopment opportunities because of its size and location. The property has approximately 110 acres of developable land and it has highly desirable proximity to the waterfront and village center. Related to this property is the abandoned oil pipeline pier, which offers the potential for adaptive reuse as a public scenic viewing/fishing platform and/or dock. Development of these properties should be carefully planned in accordance with the LWRP policies. As a first step, the creation of a development concept master plan would define the community's vision and attract appropriate development. Preliminary work towards a development concept master plan was done as part of the "Land Development Corporation Property Development Scenario Planning Process", conducted by the SUNY ESF Center for Community Design Research in 2009 (See Appendix H).

Madison Barracks includes several abandoned and deteriorating buildings, including the Mess Hall, Theatre, Barracks Hall, and Stone Hospital. Working with the owners of those buildings to the greatest extent possible is a priority to ensure that they are preserved and rehabilitated for appropriate uses.

2.4 Water Use

The discussion of water use in the WRA is divided into the ‘inner harbor’ area, which is the traditional Sackets Harbor, and the ‘adjacent waters’ area, which includes Henderson Bay and Black River Bay to a distance of 1500 feet from the Village of Sackets Harbor shoreline (Appendix G - Map 1). These two areas together comprise the Harbor Management Area and provide the organizational framework for the Harbor Management Plan (see Appendix B).

2.4.1 Inner Harbor Area

The inner harbor area is one of the finest deepwater ports-of-call on the New York State side of Lake Ontario. It is approximately a day's sail from anchorage at Oswego, Kingston (Ontario), and the St. Lawrence River. The inner harbor is intensively used for public, commercial, and private mooring and dockage. With land on three sides, the inner harbor is relatively well protected from northerly and westerly winds, waves, and ice flows from the adjacent Black River Bay and Lake Ontario. Most of the inner harbor provides adequate navigability. The channel through Black River Bay to Sackets Harbor is marked for navigation with light buoys equipped with fog horns (See Appendix G-HMP Map 4-NOAA Nautical Chart 14811; Appendix C-Light List for NOAA Chart 14811).

The Village of Sackets Harbor owns and manages one docking facility, with two boat launches, in the inner harbor at the Market Square Park. The 220 foot long Village dock is currently reserved for short-term, transient boaters. The Village applied for and was awarded funding from the Resilience and Economic Development Initiative (REDI) in 2019 for improvements to the dock facility in Market Square Park to include rehabilitating the dock bulkhead and boat launch, installing floating docks to increase the number of boat slips, installing other boating amenities, installing an ADA kayak launch and otherwise improving ADA accessibility. Further development for boating facilities is constrained by adjacent land uses and a lack of land area for sufficient parking.

2.4.2 *Adjacent Waters*

During the warmer months, the adjacent waters area is used for such activities as recreational power and sail boating, recreational fishing, water skiing, canoeing, and kayaking. Of these various activities, recreational boating is by far the most dominant use.

The adjacent waters area is more exposed to damaging conditions for boats and docks during storms and in the winter months. In the adjacent waters area there are no designated unsafe or unsanctioned mooring or anchoring areas. Boats often anchor near the Boultons Beach area to enjoy the shallow sandy area. At Boultons Beach, private landowners have installed seasonal boat launches on the beach for personal access to the water. Informal transient mooring also occurs on the northeast side of Horse Island because the area provides some protection from wind. The U.S. Coast Guard maintains a beacon on Horse Island as a navigational aid to boats entering Black River Bay. Deepwater vessels can get direct access to the village shoreline in Black River Bay at the abandoned oil pipeline pier. Although it is doubtful that oil tankers will return to the area due to the decline of commercial oil shipping, the pier could be rehabilitated to accommodate commercial tourist type vessels.

2.4.3 *Surface-water activities*

Recreational Boating

Recreational boating is the principal surface-water activity within the WRA (see Appendix G - HMP Map 1). The recreational boats range in size. During the months of July and August, recreational boating is continuous. Warm season recreational boating activities include: boating (motor craft, personal watercraft, and sailboats), mooring and anchorage, fishing, touring, paddling, and scuba diving.

In general, four types of boaters utilize the WRA:

- 1) Resident Boaters. Boaters who typically keep their boat in a marina the majority of the time and approach the waterfront area from the landside.

- 2) Short-term Boaters. Day-trip boaters (including islanders) who approach the WRA from the waterside, patronize retail establishments, and tend to stay for a few hours.
- 3) Transient Boaters (water). Boaters who arrive in the WRA from the waterside, patronize shops and restaurants in the village, and tend to stay overnight.
- 4) Transient Boater (land): Boaters who wish to launch boats from land.

There are a growing number of canoe/kayakers who launch at Market Square Park. An increase in the volume and diversity in boating activities may pose a concern for safety and overall health of the inner harbor and adjacent waters, however, the current New York State Navigation Law and United States Coast Guard regulations regarding vessel speed limits and noise levels effectively address these concerns.

Commercial Boating

Commercial boating activity occurs in the inner harbor area and adjacent to Madison Barracks. The commercial boating that occurs in these areas is primarily focused on tourism and recreational boat usage, with boating repair services, marinas, charter fishing boats, and boat rentals. Minimal private dredging activity has taken place in these areas to accommodate commercial boating.

Non-boating activities

The principal non-boating activities are swimming, fishing, and scuba diving. There is no designated public swimming area within the jurisdiction of the village, however, unauthorized swimming does take place along various public and private shoreline areas. Swimming also occurs within the Boulton Beach area, where access is mostly limited to boats and adjacent private residential landowners. Fishing on public docks and near private marina facilities often conflicts with boat usage. Fishing near the abandoned oil pipeline pier is desired, however, this area is difficult and unsafe to access in its current condition. Scuba diving, the only underwater use in the WRA occurs at various underwater shipwrecks. Preservation and awareness of the shipwrecks and diving opportunities is needed. Over the last decade, the Thousand Island region has experienced an increase in recreational tourists interested in diving the area's numerous historic shipwreck sites.

Passive enjoyment along waterfront land includes sitting and looking at the water, wildlife watching, picnicking, and community events such as the annual Fourth of July celebration and summer afternoon concert series.

When there is sufficient ice coverage, winter activities in the inner harbor and adjacent water areas include ice fishing, skating, cross-country skiing, and snow hiking. Programmed use of the inner harbor area for winter activities has been limited over the past decade due to a lack of ice.

2.5 Zoning

The village regulates its land use through a zoning law and zoning map adopted in 2014 (see Appendix G - Map 3). The 2014 Zoning Law is intended to implement the goals in this LWRP/HAMP/HMP, which is also the Village's Comprehensive Plan adopted under Section 7-722 of the Village Law of New York State. Accordingly, the main purposes of the Zoning Law are to:

- Protect the traditional character and open space resources of the Village
- Maintain and extend the traditional village development pattern, with a focus on shaping public spaces (building form) rather than on standard use and dimensional regulations
- Maintain and expand a healthy and diverse business community with flexible use regulations
- Provide an array of housing choices
- Establish a development approval process that is predictable, efficient, and fair

The summary below highlights some of the key points in the 2014 zoning law.

From Single-Use to More Flexible Mixed-Use Zoning that Maintains Village Character

- The 2014 zoning allows for a more robust mixture of uses and regulates the ways that buildings shape the spaces around them to keep the “small village” feel.

- The 2014 zoning allows smaller lots to make it easier to use existing lots and to help ensure that new development is in keeping with the traditional pattern of the Village.
- Business uses must meet appropriate permitting and design standards so that they fit into and are in scale with their surroundings. Parking areas must not be visually prominent.
- The requirements for home occupations are more flexible to encourage home-based businesses that do not impact their neighbors.
- The use regulations establish general categories, rather than listing highly specific uses, with definitions provided for all listed uses. This makes it easier to determine what is and is not permitted in a particular zoning district.
- Uses that are not listed and are not specifically prohibited may be allowed by special permit granted by the Village Board. This adds additional flexibility to allow new uses not foreseen when the document was adopted.

A More User-Friendly Document with Streamlined Procedures and Clearer Criteria

- The zoning code is organized in a more logical way that is easier to follow. There is an explanation of how to use it in Section 1-2, page 1 of the zoning law.
- The approval process has been customized to the type and scale of development. Smaller-scale development enjoys a streamlined review process.
- The approval process in the Historic Preservation Overlay District has been simplified and many types of changes to existing buildings will no longer require Planning Board site plan review (Section 4-3.D).
- To make the document easier to use, all use regulations are summarized on a one-page Use Table (Table 1), which refers to other sections that relate to specific uses.
- All dimensional regulations are summarized on a one-page Dimensional Table (Table 2), which relates the dimensional requirements to frontage types on Table 3. This approach is designed to create buildings and development that give better shape to the streetscape and maintain and extend the character of the Village center.

- Certain uses are allowed by special permit, which gives the Planning Board more of an ability to control development of certain types of businesses.

Protection of the Village's Rural Character and Natural Resources

The Sackets Harbor LWRP emphasizes protecting the Village's rural, natural, scenic, and ecological qualities that are essential to its quality of life and economic attractiveness. The 2014 zoning has several provisions designed to accomplish this goal, including the following:

- By concentrating development near the center of the Village in the Village Center (VC), Village Residential (VR) and Planned Development (PD) zoning districts, the land in a "greenbelt" surrounding the village center and in much of the outlying areas can be protected using a variety of zoning tools, including conservation subdivision, transfer of development rights, and reduced development densities.
- For larger developments in the outlying areas, the zoning does not rely only on minimum lot sizes to determine how many houses can be built. Through the use of "conservation subdivision" the preservation of open space and its productive use as farmland, forestland, or recreational land is encouraged. This approach requires the set-aside of a portion of the land as open space. The Planning Board uses a conservation analysis process to establish trails and protect important environmental and open space resources.
- Within the areas adjacent to the Village Center, there is also provision for protection of open space and setting aside 15% of the land on developments of 5 acres or more.

2.5.1 *Zoning Districts*

There are four land use districts and one "overlay" district in the 2014 Zoning Law. These districts reflect the current land uses in the village and are intended to encourage continuation of those uses. The land use districts are summarized below, and shown on the zoning map (see Appendix G - Map 3).

Village Center District (VC)

The purpose of this district is to maintain and enhance the traditional mixed-use character of the Village Center, while encouraging infill development that is compatible with that character, providing greater amenities to residents and a range of housing options and commercial opportunities.

Village Residential District (VR)

The purpose of this district is to maintain and enhance the residential neighborhoods surrounding the Village Center, allowing a variety of housing types, quality business development in scale with the neighborhoods, and flexibility of uses.

Rural Conservation District (RC)

The purpose of this district is to provide a greenbelt around the core area of the Village (VC, PDD, and VR Districts), to encourage agricultural uses of land, protect farmland and environmental resources, expand the Bicentennial Trail network through the greenbelt, and to allow limited compact development that provides a reasonable return to landowners.

Planned Development Districts (PDDs)

The purpose of these districts is to enable Planned Developments that were approved prior to the adoption of the 2014 Zoning Law to continue to develop pursuant to the approvals received and to allow new PDDs in appropriate circumstances.

Historic Preservation Overlay District (HP)

The purpose of this Overlay District is to protect the traditional character of portions of Village with important historic value, as further described in Section 4-3 of the Zoning Law. This district includes all of the VC District and portions of the VR, RC, and PDD districts.

2.6 Public Access and Recreation

Although the majority of shoreline of the village is privately owned, general public access to Sackets Harbor is excellent, as the waterfront supports a number of large open public lands at the Battlefield State Park, and in the heart of the inner harbor at the village-owned Market Square Park.

There are several opportunities within the village to enjoy recreational activities (see Appendix G - Map 7). Demand for recreational activities is particularly high during late spring and summer months as tourists and seasonal residents begin to return to the village. Winter recreation activities include ice fishing, snowmobiling, cross-country skiing/snowshoeing, and sledding at Robinson's Hill and Madison Barracks.

Public recreational resources in the village include the following:

- **Market Square Park.** This park is located in the heart of the village bisecting West Main Street. The village dock and two boat launch ramps are located here on the west side of the harbor. Sometimes these ramps are susceptible to high winds and elevated water levels due to storms from the northeast. Market Square Park also contains the Heritage Area Visitor Center, the Sentinel Bandstand, public restrooms, benches, interpretive signage and an ATM. The Village applied for and was awarded funding from the Resilience and Economic Development Initiative (REDI) in 2019 for improvements to the dock facility in Market Square Park to include rehabilitating the dock bulkhead and boat launch, installing floating docks to increase the number of boat slips, installing other boating amenities, installing an ADA kayak launch and otherwise improving ADA accessibility, and improvements to the Bandstand and picnic areas.
- **Battlefield State Historic Site.** Located on a bluff above Lake Ontario, this state-owned historic site contributes to both passive and active recreation needs in the Village. Public recreation facilities include the $\frac{3}{4}$ -mile walking and biking History Trail, picnic pavilion, and open fields. The History Trail was designated as a National Recreational Trail in 2015. Horse Island was added to

the Historic Site in 2019 and plans are being developed to expand public recreational access to the 24-acre island and the historic lighthouse.

- **Madison Barracks.** Recreation facilities in Madison Barracks include a health club operated by the YMCA, marina, open fields, and pedestrian trail. An outdoor pool is available to residents of Madison Barracks.
- **Sackets Harbor Central School District.** The school district property contains a gymnasium, areas for four baseball/soccer fields, a playground, and a segment of the War of 1812 Bicentennial Trail.
- **Stoodley Park.** This municipal park has been renovated with funding through the Heritage Area program. It contains a toddler playground, basketball court, skating area and garden sitting area.
- **Washington Park.** Located between Broad, Dodge, and Pike Streets Washington Park is designed as a passive park but has long been used for youth baseball and soccer programs and for informal sports activities.
- **War of 1812 Bicentennial Trail.** The Village completed this stone-dust, pedestrian trail in 2013 with federal funding administered through NYSDOT. The trail is approximately 5.5 miles long and circumvents the developed core of the Village, and connects the State Battlefield Site (and its History Trail), the Sackets Harbor Central School, and Military Cemetery (see Appendix G - Map 11). It is the first phase of a planned, more comprehensive Village-wide trail system extending through Madison Barracks, the Village center, a Harbor Walk, and the greenbelt, with links to trails outside of the Village.
- **Hill Street Park.** This Park is co-located with the Village Waste Water Treatment Facility and is adjacent to the Battlefield State Historic Site. A portion of this area has been developed to include two bocce courts, community gardens, and minimally developed ball fields.

Although the above-mentioned facilities are in good condition and provide public access opportunities, the village lacks three key types of recreation facilities deemed essential in most developing communities: a comprehensive trail system, public swimming, and an indoor recreation center. Expanding the Bicentennial Trail system through Madison Barracks, the Village Core, and the greenbelt would play a critical role in improving the recreation opportunities in the village. It would also significantly expand the existing transportation system by creating linkages for the village's historic, natural, scenic, and open space resources. A comprehensive Trail system would itself be an "attraction" luring new residents and tourists. Public swimming facilities are also much needed in the village to enhance quality of life and the visitor experience. An indoor swimming pool would also be an invaluable recreation resource to all segments of the community.

Potential specific locations for additional access include the following:

- 1) **Boultons Beach.** This area has outstanding potential for land access to a sand beach area and water depths suitable for public swimming.
- 2) **Abandoned Oil Pipeline Pier.** This pier, if stabilized, offers opportunities for scenic waterfront views, fishing, and transient docking.
- 3) **Expansion of the Harbor Walk.** Expansion of walkways along the inner harbor shoreline would enhance the attractiveness and continuity of the shoreline and encourage increased use and enjoyment of waterfront assets. The need to preserve a sufficient right of way for the pathway to be constructed should be a guiding (and limiting) factor in all other waterfront development planning in this area.
- 4) **Street ends at Chapin Alley and Hamilton Street.** The west end of Chapin Alley provides limited, informal public access to the waterfront. A car top boat launch and linkage to the Harbor Walk would be appropriate at this location. The west end of Hamilton Street (commonly referred to as Robinson Hill) also provides limited, informal public access to the waterfront. Linkage to the Harbor Walk and basic landscaping improvements would be appropriate at this location. The Village applied for and was awarded funding from the Resilience and Economic

Development Initiative (REDI) in 2019 to support improvements at the two locations.

- 5) **Ambrose Street Water Facility.** Improved landside access to this public property for passive uses would enhance waterfront opportunities on the west side of the village.
- 6) **Village-wide Trail System.** The Bicentennial Trail should be expanded and integrated with the greenbelt plan for the village, based on cooperation among village, town, state, and private developers and landowners. The Village is planning a more comprehensive Village-wide trail system extending through Madison Barracks, the Village center, harbor-walk, Mill Creek and the greenbelt, with links to the Battlefield Trail (see Appendix G – Map 11, pages 1 and 2) as well as trails outside of the Village. Land donations, easements and developer fees can all be used to implement this trail system.
- 7) **Trails along Mill Creek.** This natural corridor provides an excellent opportunity for wildlife viewing and should be included with the community's village-wide Trail system.
- 8) **Horse Island.** The natural, relatively isolated condition of Horse Island makes it a unique resource. The island was purchased by the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) in 2019 and added to the Battlefield Historic Site., The village will explore opportunities to work with NYSOPRHP to utilize and protect this unique historic and natural resource.

2.6.1 *Boating Facilities*

The Village of Sackets Harbor is a popular destination for transient recreational boaters due to the historic character of the area, and its location along Black River Bay. The relatively deep water of the inner harbor makes Sackets Harbor one of the finest berthing harbors within the region.

The recreational boater has a choice of several marinas within the village or at the public dock at Market Square. Table 2-3 shows the majority of tie ups are provided by

private marinas. More opportunities for boat launching and mooring would be beneficial.

Table 2-3. Boating Facilities

Facility	Type	Notes
Sackets Harbor Village Dock 300 W. Main St.	Public	Located at Market Square Park, twelve transient slips, seven electric pedestals, and two boat launches. Sometimes the boat launches are unusable during high winds and elevated water levels due to storms from the northeast.
Navy Point Marine 500 W. Main St.	Private	140 total slips, thirty transient slips, eighteen moorings, bath and laundry facilities, fuel (gas and diesel), pump-out, picnic area, playground
US Coast Guard	Private	One slip
Madison Barracks	Private	90 total slips, 30 transient slips. Facilities include pump-out, restrooms and showers, laundry

Improved informational and directional signage is needed to assist transient boaters who are unfamiliar with Sackets Harbor and want to know more about the services and amenities in the area, both prior to landing and once they are ashore. For visitors arriving from the landside and using the public boat launches improved signage is needed to identify public parking facilities. Ultimately, improved informational and directional signage would provide a convenience to boaters, promote commercial interests, and protect the privacy and other interests of the residents.

2.7 Historic Sites and Districts

2.7.1 Sackets Harbor Battlefield Historic Site

The Sackets Harbor Battlefield Historic Site is located at the end of Main and Washington Streets. Managed by the NYSOPRHP, the State Historic Site has six historic structures, which serve as reminders of the early defense of Northern New York. The 1913 "Centennial Park" portion of the historic site was recognized as early as 1866 as a special plot of land to be set aside to honor all the military personnel who had fought and died in the War of 1812. In 1878 the land was called the "Old Battle Ground" and was used for patriotic meetings, political rallies, church picnics, and other events.

Today, the Sackets Harbor Battlefield State Historic Site is interpreted for the public through exhibits, outdoor signs, guided and self-guided tours, and a restored 1850's

Navy Yard and Commandant's House. During the summer months, guides dressed in clothing styles of 1813 portray camp life of the common soldier and laundress. Throughout the year, classes and groups are welcome. Special guided tours, programs and demonstrations of 1813 camp life highlight the people, events, and campaigns associated with the Sackets Harbor Battlefield Site. Off-site educational services are available as well.

In 2006, the State expanded the Battlefield by purchasing 40 acres from the Local Development Corporation. In 2019 the Battlefield State Historic Site was expanded again through the State's purchase of 24-acre Horse Island. Here, British soldiers landed in 1813, crossed a breakwater to the mainland, and marched on the village, only to be repelled by the Americans. The island contains a lighthouse constructed in the mid-19th century.

The preservation and presentation of the military heritage embodied by the Battlefield should be a primary goal of this plan. The village will explore partnering with the state in all possible ways to expand and enhance the Historic Site. The ongoing series of village projects funded by the National Park Service Battlefield Protection Program is an excellent example of the value of this partnership. Events commemorating the War of 1812 and the rehabilitation of the abandoned oil pipeline pier present two other opportunities for a village and state partnership.

2.7.2 Sackets Harbor Historic District

The Historic District encompasses 710 acres and 143 buildings at the core of the village. This district was added to the National Register of Historic Places in 1983. As the region's largest settlement in the early 19th century, the village core served as a staging area for commercial and naval shipbuilders, quarters for military personnel, and a trading post for steamboats. As such, its area of significance is associated with commercial, military, and architectural themes. A large percentage of the buildings in the district exhibit Greek Revival influence, in addition to several outstanding Federal style structures. The predominance of these two styles reflects Sackets Harbor's greatest period of growth prior to the railroad era of the 1850's and 1860's. However, architectural styles from other periods, including Italianate, Queen Anne, Colonial

Revival, and Bungalow, are also interlaced among numerous vernacular structures. On West Main Street commercial Federal and Italianate structures are punctuated with a railroad terminal complex and the Sackets Harbor Bank building, a limestone structure exhibiting both Federal and Greek Revival elements. Also within the district is Navy Point, a peninsula sheltering the harbor from wind and waves. Now occupied by a marina, the point was once the United States' most important shipbuilding and naval base on Lake Ontario.

2.7.3 Madison Barracks Historic District

The Madison Barracks Historic District encompasses approximately 100 acres in the northeastern portion of the village. This district was added to the National Register of Historic Places in 1974. Madison Barracks was an active U.S. Army post following the War of 1812 through World War II. The history of Madison Barracks is documented in its physical structures. Three major building periods are evident – 1816-1819, 1892-1896, and the 1920's – with several secondary periods of building activity. All major buildings face one of the two centrally located green spaces, the parade grounds and the polo field. Mature trees encircle the expansive lawns.

The entire Madison Barracks site is under multiple corporate ownerships. Owners have restored several of the buildings in the past several years for adaptive reuse, such as apartments, restaurants, overnight accommodations, and retail stores. Another successful project resulted when the Village and owners of the Headquarters Building collaborated to use a RestoreNY grant to rehabilitate that building for use as a boutique hotel.

Madison Barracks is critically important to the historic integrity and economic viability of the village. Unfortunately, development and restoration of the site have been stalled in recent years due to financing problems, and some of the buildings are still vacant and in various states of repair. The architecturally significant buildings have continued to deteriorate to the point where restoration of some of them may not be economically feasible. Redevelopment of the site should be strongly encouraged; and when a developer and a plan are settled upon, permit procedures should be expedited. Redevelopment of the Barracks, however, must be sensitive to the architectural and

historic significance of the buildings, and the potential archaeological resources of Fort Pike.

Madison Barracks faces the same issues as the West Main Street area and the historic village core, but it also faces the consequences of on-going subdivision of parcels, which increase the number of owners and complicate the handling of these issues. The village will discuss reviewing the current PDD with the owners and ensure that it is adequately detailed, documented and consistent with this Plan. The village will also determine the steps that are needed to ensure that the owners take immediate measures to weatherize the existing vacant buildings to prevent further deterioration and conduct on-going maintenance of all buildings as needed.

2.7.4 *Additional Historic Resources*

Additional historic resources in the village, outside of the National Register Districts, include several residences and the following:

- **War of 1812 battleground** – The War of 1812 battleground refers to the large portion of the actual battlefield that still lies outside of the State Historic Site. In 2018, the Village completed a Battleground Preservation Plan (Appendix I) for this significant historic resource. The Village, with other stakeholders, should continue to implement this Plan.
- **Military Cemetery** - The (Old) Military Cemetery was moved from Madison Barracks to its present location in 1909 and is still in active use. It is here that the remains of Brigadier General Zebulon M. Pike, discoverer of Pike's Peak, and Frederick Leonard along with other War of 1812 casualties are thought to lie.
- **Lakeside Cemetery** - The Lakeside Cemetery is as old as the village itself. Visitors are drawn to the site by an ornamental gate and surrounding iron fence. Augustus Sacket and his wife Minerva Camp Sacket are buried here along with other village founders. Lakeside also holds the graves of Augustus Ford & William Vaughan - 1812 Sailing Masters, Samuel Guthrie - inventor of

chloroform and John Oates - killed while taking down the unfinished ship-of-the-line, the *New Orleans*.

- **Mill Creek Bridge** - This early nineteenth-century stone bridge on the Military Road near Madison Barracks is significant for its construction and because it was once visited by President Monroe.

2.8 Archeological Resources

Archaeological evidence can contribute significantly to the knowledge of village's history. Preliminary research suggests that there appear to be significant prehistoric and historic archaeological resources in the village. Although few Indian artifacts have been found despite the presence of either Oneida Iroquois or Onondaga Iroquois in the area, it is presumed the area has significant archaeological resources from the War of 1812 period. Although numerous artifacts have been unearthed during past archaeological investigations, they are undoubtedly a small portion of what remains buried at the various sites of early fortifications that had surrounded the village by the end of the war.

The village remains active in researching its archeological resources. For instance, in 2008, with the cooperation of local landowners and the Town of Hounsfield, the village surveyed sections of the War of 1812 Sackets Harbor battleground. At that time, the battleground properties (which did not include the Sackets Harbor Battlefield State Historic Site) were identified as Horse Island, the Boultons Farm, and the LDC/Augsbury Oil property.

The village requires consideration of potential archaeological resources through the land development and State Environmental Quality Review (SEQR) assessment process. Development petitioners must consult with the NYSOPRHP inventory of potential archaeologically sensitive sites before proceeding and must comply with any requirements set forth by the State. This may include various levels of investigation. If any resources are found, documentation of the findings, or in rare cases, protection of resources is required.

New York State identifies known archaeologically sensitive areas and protected buffer zones. These sites are based on current records, databases, and file information retained at the New York State Historic Preservation Office (SHPO). The buffer zones are used by SHPO to provide recommendations to state and federal agencies regarding the need for archaeological surveys. The exact locations of known or predicted archaeological sites are not specifically located since the State Historic Preservation Act of 1980 protects them from disclosure. This information can only be accessed at SHPO in accordance with SHPO's Policy on Access to Files, Data and Information. Map 6 in Appendix G identifies approximate potential sensitive archeological areas.

In addition, archaeological areas include underwater resources such as shipwrecks. The village is part of the Golden Crescent, which is an archipelago of islands stretching from Stony Point, NY to Prince Edward County, Ontario. The islands were the first, and often the last refuge for ships caught in the open waters of Lake Ontario. Today, this area remains one of the most unexplored diving territories of the Thousand Island region.

The NYSDOS has initiated development of the Underwater Blueway Trail for enhancing recreational use of specific underwater locations in the state, including Lake Ontario. The village will explore working with this program to protect and promote the proper use of these dive sites, and to ensure correct marking of shipwrecks and rock formations.

2.9 Scenic Resources

2.9.1 Important Views and Vistas

The wealth of historic structures in the village core and Madison Barracks, the focus of activity in the harbor, the general waterside setting, and the agricultural landscape have endowed Sackets Harbor with a unique visual character closely tied to its 19th century roots. These unique characteristics can be viewed from the water and on land (see Appendix G - Map 7).

By boat, there are generally three significant vistas. The first is the Battlefield State Historic Site strategically located atop rock cliffs. The low-lying harbor area flanked by

rocky bluffs is the second view. Historic landmarks form an interesting background for the harbor. Towards the east, the third vista consists of the building masses of Madison Barracks above the bluffs of Black River Bay. The stone observation tower and the water tower are navigational landmarks.

For the viewer on shore, the finest, most sweeping views of Lake Ontario and Black River Bay are from the Battlefield State Historic Site and Madison Barracks. Views from the Battlefield's trails to existing open space and agricultural fields also contribute immeasurably to the village's character. From Navy Point, one can view marina activity and the backdrop of the harbor's eastern shore. The entire harbor can be seen from General Smith Drive and other public rights-of-way on the eastern shore. The bluffs of Madison Barracks overlook the full expanse of Black River Bay and northwest to Pillar Point in the Town of Brownville, as well as across the Harbor to the village core and the Battlefield State Historic Site.

Equally scenic are the views from ridges along Mill Creek. The ridges along Mill Creek, especially the section running from the rear of properties fronting Dodge Avenue towards East Main Street, offer fantastic views of open space and the creek.

The agricultural history of the village and the greater region is a landscape component critical to the tourist perspective. Agricultural land contributes to the visual openness of the community and visitors are attracted to managed open space/farmland that reflects the activities of the season ranging from planting to harvesting and grazing farm animals. The agricultural landscape also serves as a transition between the compact urban settlement patterns of the village core and the surrounding rural landscape. As development continues along the three village entry roads a pattern of residential strip development is starting to weaken the distinction between the village core and rural areas. New development along each road becomes a primary visual element that often obstructs views of the rural and agricultural landscape behind the development. Effective preservation of the views to agricultural resources in the village should be a primary planning goal.

2.9.2 *Open Space*

The New York State General Municipal Law defines “open space” as: “Any area characterized by natural beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential value of abutting or surrounding development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.”

Using this definition, approximately 60 percent of the land area in Sackets Harbor is private open space. All these open areas, particularly those located near the water are subject to economic and development pressures created by the waterfront real estate market and the region's need for additional military housing. While residents are pleased with the pedestrian spaces in the village, they would like to create a diversity of walking experiences by expanding the Bicentennial Trail to include hiking/biking trails in the more rural open space areas of the village. To meet these needs, the zoning law adopted in 2014 includes a Rural Conservation District the purpose of which is to provide a greenbelt around the core area of the village (see Appendix G - Map 3), encourage agricultural uses of land, protect farmland and environmental resources, create a network of trails through the greenbelt, and allow compact development. In addition, an open space/recreation plan for the village could be used to coordinate development of the Bicentennial Trail with open space preservation in the rural development areas. The Bicentennial Trail should be expanded to connect rural areas with the pedestrian network in the village, Battlefield historic site trails, Madison Barracks, and any future visitor parking areas.

2.9.3 *Overall Visual Quality*

Identifying and protecting scenic resources is an important component of smart growth and scenic stewardship. Maintaining important views and vistas is critical because they directly correlate with the village's quality of the life and economic reliance on tourism. In the past, some developments have clashed with the aesthetically pleasing appearance of the harbor waterfront areas and agricultural/open space land use. Further non-agricultural development should not block visual corridors and should be designed to harmonize with the character of the

site by selective placement of structures and by sensitive architectural design. Whenever possible, development should be below or set back from bluffs, crests, or vista points, and should be designed to maintain or enhance the scenic quality of the waterfront. In addition, existing open areas along the Sackets Harbor waterfront should be maintained. Where buildings and structures are proposed along the waterfront there should be a height limit of two-stories and site plan requirements that address views to the water from the upland.

Opportunities to restore, enhance and protect the overall aesthetic resources of the waterfront should be encouraged where possible. Several means to accomplish this include:

1. Concerted public and private revitalization efforts.
2. Purchase of conservation easements that provide for the retention of the existing natural landscape and waterfront area.
3. Encouragement of conservation subdivision and other rural site design principles.

Effective land use planning, selective management of vegetative growth, and removal of distracting impairments can upgrade and enhance the aesthetic quality of the area and benefit the natural ecosystem. Additionally, joint municipal cooperation between the town and village in conjunction with private developers is needed to promote, enhance and protect the aesthetic beauty and scenic resources.

The scenic qualities of Sackets Harbor may also be impacted by wind energy development. All wind facilities on land or off-shore that impact views to and from the village will need to be properly sited in order to preserve the scenic qualities of the village and the region.

2.10 Geology and Soils

The underlying bedrock formation in the Village of Sackets Harbor is composed of Ordovician sedimentary rock. The area of the village was covered several times by continental glaciers during the Wisconsin Glaciation (approximately 10,000 years ago). The ground rock, called glacial till, from the glaciers is one of the parent materials of

many present-day soils in the village (Appendix G - Map 4). Bedrock depths vary throughout the village; but in some areas bedrock is only 10-20 inches below the surface and some rock outcrops exist.

The Soil Survey of Jefferson County, New York (1989) describes the soils found across the County and utilizes soil associations to give general descriptions of soil depth, slope and drainage. A soil association is a landscape that has a distinctive proportional pattern of soils, generally consisting of one or more major soils and at least one minor soil. The associations can be helpful in attaining a general idea of soil quality and use suitability. Constraints to development are also provided in the Soil Survey.

In general, the soils in the village are clayey or loamy at moderately to very shallow depths. Clay soils are found in the northern waterfront area and on Horse Island. There are large areas of prime and statewide significant agricultural soils located within or adjacent to the village core. Some of these areas have been developed for uses other than agriculture. All three of the areas presently in agricultural production have areas of private agricultural soils. A mixture of silt loams, sandy loams and rock outcroppings is found in the Boultons Beach area and southward.

2.11 Topography

The Village of Sackets Harbor is set in the physiographic area labeled the Eastern Ontario Hills, which is part of the larger Erie-Ontario Lowland region. This area includes an area of low hills composed of glacial drift. U.S. Geological Service topographic information indicates the elevation of the village varies from 246 feet above mean sea level (MSL) at the lake shoreline to 305 feet above MSL at the highest point in the northeast part of the village in the location of the Military Cemetery. Topographic relief in the waterfront area is slight except at the land's edge where some shore elevations drop off sharply from 15 to 40 feet above the lake level. Limestone bluffs are found along parts of the shore adjacent to Madison Barracks, General Smith Drive and along the northwest section of the State Battlefield Historic Site. The western edge of Mill Creek, the three streambeds in the southwest area of the village,

and low-lying areas around the harbor/core area are other notable topographic variations in the village.

Erosion is not a significant problem in Sackets Harbor, due to the relatively flat terrain in the village. However, there have been some limestone cliff failures along the State Historic Site property and adjacent village property. A surprising number of areas have collapsed in recorded history – the most recent in the 1980's when a portion fell and took with it a section of the 1930s stone wall located on the historic site. A more recent collapse, although smaller, occurred near the site's "Stable".

2.12 Water Quality

2.12.1 Water Quality Classifications and Standards

The New York State Department of Environmental Conservation (NYSDEC) has established water quality standards pursuant to ECL Title 6, Chapter X, Part 701.19 for surface and groundwater supplies in New York State. Determinations regarding water quality are based upon measurements of coliform, P.H., total dissolved solids, dissolved oxygen and other criteria. The Water Division of the NYSDEC does not do testing specifically around Sackets Harbor. The water quality of Lake Ontario is, in general, very high and the state considers it a Class A drinking water source meaning it is drinking water quality with treatment. The lake is the source of drinking water for the village.

Given the fact that Lake Ontario serves as a primary water supply for the village, and is an important fishery resource, it is necessary to ensure that this water source is not impaired or impacted with regard to water quality. New shoreline uses should be assessed for any potential impact on the water quality and be monitored carefully, since any changes are likely to affect the wildlife habitats and recreational enjoyment of Sackets Harbor waters.

The quality of the Lake Ontario related water bodies that surround the village are as follows (waterbodies are shown on Map 8 in Appendix G):

2.12.2 *Black River Bay*

The Black River empties into Black River Bay four miles northeast of Sackets Harbor. Although once used for commercial shipping of petroleum to a storage and distribution facility in the village, the bay is presently used for recreational boating, fishing, hunting and trapping. Black River Bay provides excellent habitat for diverse species of fish and waterfowl. The NYSDEC has rated the bay's water quality as Class "C" (suitable for fishing), which is believed appropriate. The village disposes the effluent from its sewage treatment plant into the bay.

2.12.3 *Inner Harbor*

The inner harbor's water quality is labeled Class "C" by NYSDEC.

2.12.4 *Henderson Bay*

The village's water supply is obtained from Henderson Bay. The NYS Department of Environmental Conservation (DEC) has rated Henderson Bay's water as Class "A" (suitable for drinking). Except for commercial bullhead and perch fishing, other commercial uses of Henderson Bay in the vicinity of Sackets Harbor are nonexistent, due to the shallow water depth and exposure to westerly winds.

2.12.5 *End of Pipe Discharge*

Treated effluent from the Municipal Wastewater Treatment Plant enters Lake Ontario west of Ontario Street north of the abandoned oil pipeline pier. While no problems have been identified at this time regarding the discharge of pollutants within the village's waterfront, the Ontario Street outfall infrastructure has experienced severe erosion due to high water levels. Shoreline stabilization and erosion prevention efforts are needed to stabilize and prevent further deterioration of both the wastewater outfall and the adjacent roadway infrastructure.

2.12.6 *Stormwater Runoff*

Stormwater runoff in the Lake Ontario watershed is susceptible to contamination by nutrients, petroleum residuals, pathogens and sediments. Because of the health risks and environmental problems associated with these contaminants, measures are

needed to control stormwater runoff. Such measures may include the use of retention or detention ponds, reduction of impervious surfaces in conjunction with development, and treatment to remove contaminants.

At present, there is limited municipally owned infrastructure for controlling stormwater runoff. The costs associated with developing such facilities would not be economically feasible if financed solely by the village. Opportunities to construct such facilities therefore necessitate joint efforts between the village and developers, or through NYSDEC and NYS Environmental Facilities Corporation funding programs for construction of stormwater facilities.

2.12.7 Lake Ontario Water Levels

The village strongly believes the regulation of Lake Ontario water levels should be based on criteria that mimics natural water patterns and tames the extremes of high and low water levels. The village supports the 2014 goals of the International Joint Commission (IJC) for regulation of Lake Ontario and the St. Lawrence River that provide the following significant environmental, recreational, and economic benefits:

- Provides more natural variability in water levels, which creates diversified zones of wetlands that shelter a greater variety of plants, fish, birds, mammals, and other animals.
- Protects the recreational fishing industry of Lake Ontario/St. Lawrence/Lake Erie – valued at \$330 million annually – by contributing to restoration of the wetlands vital to fish life cycles.
- Potentially increases the number of recreational use days on the water, which will in turn provide increased revenue generation for small business owners, increased tax revenues for municipalities, and expansion of tourism opportunities.
- Increase hydropower generation by over \$5 million per year. Hydropower offers a cheaper, renewable energy alternative to fossil fuel power plants.

2.13 Wetlands and Floodplains

Wetlands in the village provide important wildlife habitats, opportunities for recreation, and valuable open space. There are four federally regulated wetlands in the village (see Appendix G - Map 8). To date, there is no development in these wetlands. No NYSDEC designed wetlands are mapped in the village. All development and construction near the federally designated wetlands should be done in a manner to protect and preserve these wetlands. Concern also should focus on the surrounding land use and potential future activities that may take place near the wetlands. One effective way to protect wetlands is to preserve an undisturbed vegetative upland buffer around the wetland perimeter.

The combined effect of low relief, loamy clayey soils, and a seasonally high water table (during heavy rains or snow melts) poses surface water drainage problems for development in some areas. One poorly drained area of particular concern is the southwest portion of the waterfront, where municipal sewage treatment is unavailable. The high water table limits most on-site sewage disposal systems, as well.

While much of the village is relatively unaffected by flooding due to its elevation, there are areas along the shoreline and along Mill Creek that are susceptible to Lake Ontario flooding, wave action from storms, and rapid snowmelt. High water events on Lake Ontario in June 2017 and June 2019 caused shoreline flooding and extensive damage at three locations: Market Square Park, Brown Shores Road, and the seawall near the Village's water treatment facility. At Market Square Park, the public dock, bulkhead, boat ramps, green space, and utilities were under water for an extended period and subsequently damaged, preventing public access to the most highly used park in the Village. Several sections of roadway and an undersized 3-foot diameter drainage culvert were damaged along Brown Shores Road, preventing both residents and visitors from accessing their property. The seawall near the water treatment facility, which was constructed to protect water infrastructure from Lake Ontario hazards, experienced erosion from wave action that added to previous storm damage, requiring repairs in order to protect the shoreline and the water treatment plant. The Village applied for and was awarded funding from the Resilience and Economic Development Initiative (REDI) in 2019 to support repairs at the three locations.

Areas damaged in 2017 and 2019 lie in Zone AE on the Flood Insurance Rate Map (FIRM) as well as Zone X (unshaded) (See Maps 8, 8A and 8B in Appendix G). Zone AE is defined by FEMA as, “special flood hazard areas inundated by a 100-year flood; base flood elevations determined”, and Zone X (unshaded) is, “areas determined to be outside 500-year flood plain.” The base flood elevation showing on the FIRM maps is 249 feet. The damage in 2017 and 2019 occurred when high water levels in Lake Ontario (248.95 feet in 2017 and 249 feet in 2019) combined with wave action exceeded the base flood elevation.

To assist communities with responding to the 2017 and 2019 flooding events and to plan for future events that may be more frequent due to climate change, the Department of State has developed flood risk maps for Lake Ontario that show areas that may be subject to flooding based on the 500-year flood (.2 % chance in any given year) and other criteria (See Map 8F and Metadata in Appendix G). These maps may be used as a planning tool when development proposals are submitted to the Village Planning Board and when the Village is applying for funding to support shoreline projects. The flood risk maps and additional information about Lake Ontario are available on the GIS Information Gateway at: <http://opdgig.dos.ny.gov/#/home>.

2.14 Fish and Wildlife Resources

The variety and relative abundance of waterfowl and fish populations as well as other wildlife in the Henderson Bay/Black River Bay complex, in the vicinity of Sackets Harbor, makes the bay complex an important and unique natural resource to the village. There are no wildlife species that only inhabit the village. The village has the same diversity of animals, plants, birds, and fish as do other villages and towns in the region. The wetland areas support a different mix of plants and animals than do the uplands. The wetlands are a favorite stop over for migratory birds.

The NYS Department of State, in cooperation with the NYS Department of Environmental Conservation, has identified through detailed mapping and analysis, coastal fish and wildlife habitats of statewide significance. Through this analysis, the presence of threatened and endangered species is also documented. Preliminarily,

there do not appear to be any significant habitats or threatened or endangered species within the Sackets Harbor waterfront area.

It should also be noted that there are areas immediately adjacent to the village that are considered important bird areas/as defined by the Audubon Society. These areas include Little Galloo Island, located 5 ½ miles west of Henderson Harbor; Point Peninsula that extends into Chaumont Bay in Lake Ontario's northwest corner just south of where the St. Lawrence River enters; and the eastern Lake Ontario barrier dunes and wetlands, located roughly from the Salmon River to the Black River and east (inland) to Route 3.

Below is a summary of fish and wildlife resources in the village.

Plants

Thousands of species of plants inhabit the water and shorelines of the Lake Ontario ecosystem. Many varieties of plants are found in wetlands, including wet meadows and swamps. Plants provide an important food source for other species and create habitats for many organisms.

Plankton

Plankton are tiny creatures that drift in the water with limited ability to propel themselves. They form the base of the food chain in Lake Ontario and include bacteria, yeast, phytoplankton and zooplankton. Like plants, phytoplankton have a role of fixing carbon dioxide via photosynthesis. Zooplankton, on the other hand, are single and multicellular microanimals, which are often the larvae of fish and migrate throughout the waters of Lake Ontario and its associated waters.

Benthic Organisms

Benthic Organisms dwell on the lake bottom and are important for recycling organic matter, particularly in deep areas where sunlight does not penetrate. They are also a food source for other species, including people. Typical bottom dwellers are mollusks (e.g., clams), crustaceans (e.g., crabs), oligochaete worms, diptera larvae, amphipods, gastropods (e.g., snails) and tubificids.

Fish

The fishery in Henderson Bay and Black River Bay includes good to excellent populations of Lake Trout, Chinook Salmon, Coho Salmon, Rainbow Trout (Steelhead), Brown Trout, Northern Pike, Smallmouth Bass, Yellow Perch, Brown Bullhead, White Perch, Pumpkinseed and Rock Bass.

Amphibians and reptiles

Amphibians and reptiles are important secondary consumers in the food chain eating, for example, insects or plankton. A range of amphibians can be found in and along the shoreline areas and Mill Creek, including salamanders, newts, mudpuppies, turtles and frogs.

Birds

A variety of waterfowl can be found in the Henderson Bay/Black River Bay complex either during migration along the Atlantic flyway or as resident species. Included are Mallard, Black Duck, Green-wing and Blue-wing Teal, Common Merganser, Canada Goose, Gadwall and Double-crested Cormorant. Many of these species nest or feed on Horse Island, which serves as a natural wildlife habitat located a few hundred feet west of the village's shoreline. Table 2-4 below identifies, according to the NYSDEC Breeding Bird Atlas, state listed bird species located within the village.

Table 2-4. State Listed Birds in the Village of Sackets Harbor

Species	Status
Common Loon	Protected-Special Concern
Horned Lark	Protected-Special Concern
Pied-billed Grebe	Threatened
Northern Harrier	Threatened
Upland Sandpiper	Threatened
Grasshopper Sparrow	Protected-Special Concern
American Bittern	Protected-Special Concern
Common Tern	Threatened
Sharp-Shinned Hawk	Protected-Special Concern
Cooper's Hawk	Protected-Special Concern

Mammals

Most of the area's mammal population can be found in the wetlands and undeveloped lands. Residents in the village report the presence of white-tailed deer, red fox, gray squirrel, raccoon, woodchuck, skunk, rabbits, opossum, mink, and muskrats. According to the Fish and Wildlife Service under the United States Department of the Interior, there is potential for the Federally-and-State-listed endangered Indiana bat (*Myotis sodalis*) to occur within the village, which is approximately 2.8 miles from known roosts and 9.4 miles from known hibernacula in Jefferson County.

2.15 Infrastructure

2.15.1 Water

The Village of Sackets Harbor obtains its municipal water supply from Lake Ontario through an intake located 3,800 feet offshore just north of Boultons Beach. Water is filtered and chlorinated at the treatment plant onshore. Originally built in 1938, the plant was upgraded and renovated in the summer of 1983 and most recently in 1998. Serving residential and commercial uses throughout the village, the distribution system is made up of 4-, 6- and 12-inch water mains, the oldest of which are approximately 75-80 years old. The village has a total storage capacity of 600,000 gallons. In 1998, a new water tower was constructed along the south side of Adams Road (County Route 75) just outside the village core. This water tower has the capacity to store 300,000 gallons. In 2010, the water tower located near Madison Barracks was replaced.

2.15.2 Wastewater and Stormwater

The municipal sewage treatment facility is located on Hill Street and serves the village core area and Madison Barracks. Areas not served include residences and cottages at Gilmore Shores on Ontario Street and lands generally south and southwest of the village core. Located to the south of the Battlefield State Historic Site, the sewage treatment plant has a secondary treatment plant that discharges into Black River Bay offshore from Ontario Street. The village completed a major upgrade to its main sewage treatment facility in 2012.

There also exists a wastewater transfer station at Market Square Park. The use of this facility is currently being evaluated. The removal of this transfer station would improve visibility of the harbor and the overall aesthetics of Market Square Park.

2.15.3 Municipal Solid Waste

Individual village residents, or their private collectors, handle refuse collection within the village. All solid waste from the village is transported to the Recycling Center & Transfer Station at 27138 NYS Route 12, Watertown, NY 13601. The County transfers refuse from this station to the Development Authority of the North Country's landfill in the Town of Rodman. The village also participates in Jefferson County's mandatory recycling program and there is a recycling center at the sewage treatment plant on Hill Street.

2.15.4 Electric and Gas Systems

National Grid provides electric and natural gas service in the village. There are no major electrical generation or electric and natural gas distribution facilities within village boundaries.

2.15.5 Communication Systems

The village is provided with telephone, cellular and cable communication services by a variety of service providers that serve the Northern New York region.

2.15.6 Public Wayfinding and Interpretive Signage

Sackets Harbor announces to visitors their arrival to the destination spot with visually enhanced and attractively designed welcome signs positioned at points of entrance to the village and located in well groomed, landscaped areas. Special events signs are added to the welcome signs to inform visitors traversing the Route 3 corridor of coming attractions. Some interpretive signage exists at key locations and points of interest in the village.

Improved directional signage to facilitate pedestrian traffic would enhance the overall experience of visitors. Any new construction on village-owned property (e.g., signage, path lighting, furniture, walkways, play equipment, fishing pier, boat launches, etc.) should be designed to blend in with village themes and not detract or distract from the natural beauty and cultural heritage of the village. Good design typically includes low (but safe) lighting levels, natural materials, and sparing use of bright colors.

2.16 Transportation and Parking

2.16.1 Major Roadways

Interstate 81 is the major arterial road that provides regional access to the village. Located ten miles east of the village, Interstate 81 is a four lane limited access highway that connects Jefferson County to Ontario, Canada and the US Interstate system. No portion of Interstate 81 is located in the WRA, but it serves as a key access route to the village via NY State Routes 3 (located one mile east of the village) and 180 (located one mile north of the village).

The village is also the west terminus of the 170-mile Olympic Trail Scenic Byway. The east terminus is located at the Village of Keeseville, near Lake Champlain. The village coordinates its tourism marketing with the Olympic Trail byway system guided by the Olympic Scenic Byway Corridor Management Plan. The Plan was prepared by the Adirondack North Country Association (ANCA) for the New York State Department of Transportation in 2004. On its website, ANCA maintains mapping and information on the Olympic Trail Scenic Byway. See: <http://www.bikethebyways.org/olympic-byway/>

2.16.2 Local Roads

All the roads in the village are considered local roads. The roads located around the village center are organized in a grid pattern and provide adequate circulation. There is an opportunity to extend the grid pattern as the village grows to make a seamless connection to the commercial core and adjacent neighborhoods. Main, Broad, and Washington Streets constitute the principal traffic corridors within the village. The remaining streets carry low volumes of local traffic. The village will ensure that the quiet, residential and historical character of its streets is maintained. For instance,

any increase in vehicular routing via General Smith Drive should be discouraged. The major traffic linkage between Madison Barracks and West Main Street should be kept to Broad Street.

2.16.3 Bicycle and Pedestrian Facilities

No designated bicycle facilities exist within the village. However, there is a designated bicycle route that traverses along the Seaway Trail Scenic Byway on NYS Route 3 to the intersection of Route 3 and Route 75 to Dexter and into Watertown along Route 12. From this route, bicyclists are encouraged to travel into the village to sites of interest and services. Bicycle lanes have been suggested for local roads in the village core to provide safer access throughout this area.

The village core and the neighborhoods immediately surrounding this area have adequate sidewalk systems that allow for safe travel over short distances within the immediate vicinity. Repairing and maintaining sidewalks to link residential areas to downtown and improvement of crosswalk conditions are both important to support pedestrians.

The village is striving to provide pedestrian trails in its rural areas to improve linkages with the village center. The War of 1812 Bicentennial Trail was completed in 2013. This stone-dust, pedestrian trail is approximately 5.5 miles long and circumvents the developed core of the Village and connects the State Battlefield Site (and its History Trail), the Sackets Harbor Central School, and Military Cemetery. It is the first phase of a more comprehensive Village-wide trail system extending through Madison Barracks, the Village center, harbor walk, and the greenbelt, with links to trails outside of the Village.

2.16.4 Alternative Transportation

The village currently has few transportation options for residents and visitors. The community is not served by local or regional bus service, or by railway. The closest ferry service is in Cape Vincent, with trips to Wolfe Island. The community would benefit from alternative transportation options. Visitors in particular might benefit from the opportunity to rent a golf cart, scooter, bicycle or Segway as a means to get

around the community. In addition, a carriage, trolley or mini-van system could help transport elderly and handicapped visitors as well as for provide an alternative to travel on foot.

2.16.5 *Air Service*

Air service to the region is available at the Watertown International Airport, located five miles northwest of the village in the Town of Hounsfield. Jefferson County owns and operates the airport. The airport provides both general aviation and commercial air services. American Airlines provides twice daily commercial passenger flights to Philadelphia where connections may be made to both domestic and international destinations. General aviation services are available including fuel sales, deicing fluid, hangar, restrooms, and pilot lounge. The airport provides free parking and quick boarding, as well as free wireless Internet.

2.16.6 *Public Parking*

There is no rule of thumb to dictate how many parking spaces are required for specific uses in downtown areas, including boat trailer parking. While such standards can be applied to shopping centers, traditional village downtowns are more complex in terms of land and space uses, the nature of parkers (shoppers vs. workers), seasonality, density, walk-in traffic, mixed uses, and mixed hours of operation among other factors. Typically, the traditional village downtown retail segment needs a lower ratio of parking spaces per square feet of leasable area than shopping centers. A balance must be achieved to prevent direct business losses where too few parking spaces are available.

A general inventory of the parking facilities available in the village suggests that sufficient free parking exists for today's visitors. On-street parking is available throughout the village and designated on-street parking on Broad Street meets Municipal Building needs. There is, however, a perception that there is not adequate parking. A culprit of this perception is the difficulties visitors are known to have in locating public parking. The availability and use of on-street parking beyond West Main Street is not clearly defined. Once designated parking areas become filled, then side streets begin to fill with on-street parking. Often cars are left in areas where they

create problems with traffic circulation, disturb the privacy of residents, and cause such safety hazards as inhibiting the passage of emergency vehicles.

Consequently, creative solutions, including better parking configurations and wayfinding signage should be part of a public parking improvement strategy. The village will explore establishing effective signage to direct visitors to both existing state parking facilities on Washington Street and Hill Street, and any new facilities established by the village and/or state. This signage should direct traffic prior to entering the immediate harbor/East Main Street area in order to alleviate congestion on West Main and Hill Streets. It is also recommended that new off-site public parking areas be constructed to service automobiles, buses and boat trailers using the village boating facilities including the two municipal boat ramps at Market Square Park, as well as for visitors using the Visitor Center.

The village may want to consider fees for parking on public streets and parking lots. Parking pay stations could be installed to create some revenue for the village. The advantage of pay stations is that they create less clutter on the streetscape in comparison to traditional parking meters and they allow visitors to move as desired during the purchased time (e.g., two hours).

The current data on tourist visitation requires coordination among the Visitor Center, Battlefield, the Chamber of Commerce, Village Marketing Committee, businesses, and other entities. The number of tourists, their mode of transportation, the purpose and timing of their visits are important pieces of information that would help the village take appropriate steps to resolve parking issues. A survey will help decision-making as the village plans for anticipated tourism growth.

2.17 Community Services

2.17.1 Police

The Village of Sackets Harbor has its own local police department called the Sackets Harbor Police Department, housed at the Town of Hounsfield Court building in the Village of Sackets Harbor at 411 W. Washington Street. The staff size varies, but generally includes one Village of Sackets Harbor Police Officer in Charge and three

part-time officers. The number of officers increases to about ten during the summer months. The department is the primary law enforcement agency that patrols the 12 square miles of the village. The department responds to an average of 230 reportable calls for service annually. Service calls are on the increase due to the increase of tourism and residential housing in the village and as a result the department expects to increase its staff. The department includes two police vehicles and one bicycle. The village does not currently own a boat for marine emergency and patrol service, but the department maintains a relationship with the county Sheriff and NYSDEC for use of their boats when events arise. The department uses grant funding to purchase its patrol cars, computer equipment, and manpower support.

The demands on the police department are increasing and therefore there is a need to provide additional space for expanded service capabilities. The department should have its own marine patrol to meet the increasing recreational boating demands evident in the region. Past use of the bicycle patrols was found to be a useful tool by both residents and the police department. Additional financial support and manpower for this type of patrol should be sought to improve the department's quality of service

2.17.2 Fire and Ambulance

The village is served by a volunteer fire department with two stations. Station #1 is located at 112 North Broad Street. Station #2 is located on Sulphur Springs Road in the Town of Hounsfield. The staff consists of one chief and 62 volunteers. Each station provides emergency medical services (advanced Emergency Medical Technician (EMT) and critical care), fire suppression and prevention, and life safety service with one heavy rescue, four pumper trucks, two tanker trucks, one brush truck, and two ambulances and a utility truck. The Coast Guard provides emergency marine rescue service. Jefferson County's 911 Dispatch Center, under the administration of the Office of Fire & Emergency Management, provides enhanced 911 dispatching services to all of Jefferson County. The nearest hospital that serves the area is the Samaritan Medical Center, located in Watertown, approximately 8 miles northeast of the village. A clinic operated by the Samaritan Medical Center provides limited non-emergency medical services to residents.

The fire department facilities require additional space to meet growing demands for its services. The fire department plans on purchasing an aerial ladder truck to meet the increasing demands of residential housing in and around the village. The village may consider consolidating its police department and fire department #1 in one facility adjacent to the proposed municipal green in front of the high school. These types of community facilities deserve a prominent location in the village with civic architectural attributes that reflect the village's history.

The majority of the community facilities and services are found in the village core area, which is transected by Main Street, Washington Street, Broad Street, and General Smith Drive. There are two municipal buildings in the village. The village Municipal Hall, located on Broad Street houses the village offices, a large, dividable, meeting room, kitchen, DPW garage and fire garage. The Third Alarm, owned by the Town of Hounsfield and located on Washington Street, was a small-event hall, which has been recently converted to house the Town Court. Both of these buildings are one-story utilitarian structures that are architecturally and aesthetically inconsistent with the village's historic character.

All efforts possible should be taken to improve the facades of these buildings to better comport with the village's architectural heritage. As discussed above, the village may consider developing a plan with the Town of Hounsfield to consolidate the location of their municipal facilities in a location and building reflective of this community's history.

2.17.3 Library

The Hay Memorial Library has served the residents of Sackets Harbor since 1900. In 2003, the library was relocated to 105 South Broad Street into a new two-story federal style building. The library has approximately 60,000 books and provides access to several magazine/serial subscriptions, audio books, and audio recordings. In addition to lending materials, the library provides youth and adult programming, computers with Internet access, a meeting room, and access to local attraction brochures, maps, events schedules and visitor guides. The library is open six days per week. Staff includes one full-time and one part-time employee.

An elected Board of Trustees governs the library. It has legal and cooperative relationships with the North Country Library System and donations and association member dues support it. Although there are no major capital investment projects scheduled in the near future for the Hay Memorial Library, keeping up with new technologies is an essential part of its long range planning. Fundraising is ongoing for its endowment fund, operating budget, and support for increased historical materials and children collections.

The Library is well positioned to assume a larger role as a year-round center of information, education, and community building for the Village of Sackets Harbor and Town of Hounsfield. Its role as a community center serving patrons from infancy to senior citizens, and open 52 weeks of the year, will be expanded and advertised. Sharing the same goals as the Heritage Area Program: Education, Preservation, Recreation and Economic Development, the Library will foster better communication between community non-profits and encourage better use of resources and staff.

2.17.4 Other Services

Churches

The village has two churches: St. Andrew Roman Catholic Church and United Presbyterian Church. In addition to providing traditional services to their members, the churches collaborate on a number of ecumenical programs to include a food pantry and holiday services. St. Andrew has a parish center consisting of a large hall and kitchen suitable for large parties. The United Presbyterian Church offers the best acoustical facility in the village and often hosts small concerts.

Health Clinic

The Samaritan Medical Center provides limited, non-emergency out-patient care to residents at a clinic in Madison Barracks. Located 8 miles northeast of the village in Watertown, Samaritan Medical Center is the nearest full-service hospital serving the area.

2.17.5 Arts and Education

Museums

The village has two house museums: the Commandant's House (at the Battlefield State Historic Site) and the Pickering-Beach Museum.

The Heritage Area Visitor Center

The Visitor Center, located in the Augustus Sacket House, provides orientation exhibits focusing on the military heritage of the village.

Samuel F. Hooker House – Arts Association of Northern NY Arts Center

Located on West Main Street, the Samuel F. Hooker House is a fine example of the Federal style buildings that were once common in the village. The House features a blind elliptical arcade across its ground floor. This arcaded facade is one of only several in northern New York. The Sackets Harbor Historical Society purchased the House and adjoining lot in the spring of 1998, and agreed to become partners with the Art Association of Northern New York (AANNY) in renovating the House for use as their gallery, classrooms, and studios.

Sackets Harbor Central School District

The village is located in the Sackets Harbor Central School District. The Sackets Harbor K-12 School, located at Broad Street and Adams Road (Route 75), has a current enrollment of approximately 400 students. The school system offers honors courses and advanced placement at the high school level as well as college courses delivered via distance learning. The school also provides a pre-school program, with a capacity of 18 children. On average, approximately 95% of graduating seniors go on to institutions of higher learning.

The Sackets Harbor Central School District has a major stake in the quality of life in the village and making the community an attractive place to live. Although enrollment projections are somewhat uncertain, and will depend heavily on the demographics related to residents of both existing and new homes, the district should be prepared for increased capacity. It is likely that the excellent reputation of the district has and will continue to be a magnet for growth, which encourages families with children to

move to the district. It is vital to the community that the school facilities remain in the village core. If expansion is warranted, nearby lands should be considered for acquisition to ensure the school location does not change.

2.17.6 *Community Events*

All community events should be consistent with the character of Sackets Harbor in terms of size, quality, and components. Ideally, an event should commemorate, celebrate or otherwise relate to themes identified with Sackets Harbor. Priority should be given to those themes most unique to Sackets Harbor – its military heritage and waterfront.

Because of the national significance and serious implications of Sackets Harbor's military heritage, it is critical that any event commemorating it be authentic. There have been no significant events related to the village's waterfront or maritime heritage. Special efforts should be made to create such events.

Winter events pose special challenges because all are inherently dependent on the weather. The same conditions necessary to create snow and ice needed for such events may also hinder public participation in such events. The village will explore ways to increase winter use of its resources through development of facilities and sustainable programs.

CANAM Festival

This festival was originally created with a theme of celebrating the shared heritage of Canada and the United States. A key component of this shared heritage was military heritage. As such, CANAM became associated primarily with re-enactments of battles and events related to the War of 1812. It has continued to be a traditional small-town festival with an excellent parade, craft fair, music, food, children's games and other entertainment. In recent years, the organizing committee has revived the festival's original theme of celebrating Canadian-American heritage, with a focus not on military heritage, but also on the shared culture of the two nations. Opportunities will be explored to continue support of this event and how to encourage efforts to celebrate shared Canadian-American culture and the peaceful co-existence of the two nations.

Concerts on the Waterfront

The Concerts on the Waterfront, sponsored by the Sackets Harbor Historical Society for over twenty years, have been the most consistently successful event in the village. Held every Sunday afternoon in the summer, the concerts provide residents and visitors to the region with an opportunity to be entertained and educated in a wide range of musical traditions. The community should continue to support the concerts in all ways possible.

War of 1812 Weekend

Sponsored by the Battlefield and supported by the Battlefield Alliance, this relatively new event is intended to authentically present and celebrate the military heritage of Sackets Harbor from the War of 1812. In August 2012 the War of 1812 Bicentennial was commemorated through a successful weekend of re-enactments and encampments on the Sackets Harbor Battlefield State Historic Site. In May 2013 a day of Bicentennial talks, dedications and events involved the local students, residents and visitors.

The Bicentennial of the War of 1812 provided a unique opportunity for the community to celebrate its military heritage to a national and international audience. The village will support events such as this in the future to promote the Battlefield's distinction as one of the highest priority War of 1812 historic sites in the United States (National Park Service, Report to Congress on the Historic Preservation of Revolutionary War and War of 1812 Sites in the United States, 2007).

3.0 Local Waterfront Revitalization Program Policies

All proposed actions stated in an LWRP must be consistent with federal coastal management policies and the policies set forth in the New York State Coastal Management Program and Article 42 of the NYS Executive Law to the extent commensurate with the circumstances of the local government. These coastal management policies provide direction to local communities to adopt their own LWRP policies and approaches to local economic and development issues. Once the local LWRP policies are adopted, they are used to guide any federal, state, county, town, or local activity occurring within the local LWRP boundary.

Sackets Harbor's Coastal Management Policies consider the economic, environmental, historic and cultural resources and characteristics of the village and are consistent with the village's revitalization goals and objectives identified in the Introduction and Overview section of this document. The policies are comprehensive and reflect existing laws and authority regarding development and environmental protection. Taken together, these policies are used to determine the appropriate balance between economic development and resources preservation that will permit beneficial use of and prevent adverse effects on village resources.

There are 13 policies and they are organized under four headings: developed waterfront, natural waterfront, public waterfront, and working waterfront. The policies are summarized in Table 3-1.

Table 3-1. Summary of Sackets Harbor Coastal Management Policies

The following policies are applicable to the Village of Sackets Harbor waterfront area:

DEVELOPED COAST POLICIES	
Policy 1	Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.
Policy 1.1	Concentrate development and redevelopment in or adjacent to the traditional waterfront community.
Policy 1.2	Ensure that development or uses take appropriate advantage of their waterfront location.
Policy 1.3	Protect stable residential areas.
Policy 1.4	Maintain and enhance natural areas, recreation, open space, and agricultural lands.
Policy 1.5	Minimize adverse impacts of new development and redevelopment.
Policy 2	Preserve historic resources of the waterfront area.
Policy 2.1	Maximize preservation and retention of historic resources.
Policy 2.2	Protect and preserve archaeological resources.
Policy 2.3	Protect and enhance resources that are significant to the waterfront culture.
Policy 3	Enhance visual quality and protect scenic resources throughout the waterfront area.
Policy 3.1	Protect and improve visual quality in the waterfront area.
Policy 3.2	Protect aesthetic values associated with recognized areas of high scenic quality.
NATURAL COAST POLICIES	
Policy 4	Minimize loss of life, structures, and natural resources from flooding and erosion.
Policy 4.1	Minimize losses of human life and structures from flooding and erosion hazards.
Policy 4.2	Preserve and restore natural protective features.
Policy 4.3	Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.
Policy 4.4	Manage navigation infrastructure to limit adverse impacts on coastal processes.
Policy 4.5	Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.
Policy 5	Protect and improve water quality and supply in the waterfront area.
Policy 5.1	Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.
Policy 5.2	Manage land use activities and use best management practices to minimize nonpoint pollution of waterfront area waters.
Policy 5.3	Protect and enhance the quality of waterfront area waters.
Policy 5.4	Limit the potential for adverse impacts of watershed development on water quality and quantity.
Policy 5.5	Protect and conserve the quality and quantity of potable water.
Policy 6	Protect and restore the quality and function of the ecosystem in the waterfront area.
Policy 6.1	Protect and restore ecological quality in the waterfront area.
Policy 6.2	Protect and restore Significant Coastal Fish and Wildlife Habitats.
Policy 6.3	Protect and restore freshwater wetlands.

Policy 6.4	Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.
Policy 6.5	Protect natural resources and associated values in identified regionally important areas.
Policy 7	Protect and improve air quality in the waterfront area.
Policy 7.1	Control or abate existing and prevent new air pollution.
Policy 7.2	Limit discharges of atmospheric radioactive material to a level that is as low as practicable.
Policy 7.3	Limit sources of atmospheric deposition of pollutants to the waterway, particularly from nitrogen sources.
Policy 8	Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.
Policy 8.1	Manage solid waste to protect public health and control pollution.
Policy 8.2	Manage hazardous wastes to protect public health and control pollution.
Policy 8.3	Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.
Policy 8.4	Prevent and remediate discharge of petroleum products.
Policy 8.5	Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities.
Policy 8.6	Site solid and hazardous waste facilities to avoid potential degradation of waterfront resources.
PUBLIC COAST POLICY	
Policy 9	Provide for public access to and recreational use of, coastal waters, public lands and public resources of the waterfront area.
Policy 9.1	Promote appropriate and adequate physical public access and recreation throughout the waterfront area.
Policy 9.2	Provide public visual access from public lands to waterfront lands and waters or open space at all sites where physically practical.
Policy 9.3	Preserve the public interest in and use of lands and waters held in public trust by the state and other public entities.
Policy 9.4	Assure public access to public trust lands and navigable waters.
Policy 9.5	Provide access and recreation that is compatible with natural resource values.
WORKING COAST POLICIES	
Policy 10	Protect water-dependent uses in the waterfront area and promote siting of new water-dependent uses in suitable locations.
Policy 10.1	Protect existing water-dependent uses.
Policy 10.2	Promote maritime centers as the most suitable locations for water-dependent uses.
Policy 10.3	Allow for development of new water-dependent uses outside of maritime centers.
Policy 10.4	Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and maritime support services.
Policy 10.5	Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses.
Policy 10.6	Provide sufficient infrastructure for water-dependent uses.
Policy 10.7	Promote efficient harbor operation.

Policy 11	Promote sustainable use of living Lake Ontario resources.
Policy 11.1	Ensure the long-term maintenance and health of living Lake Ontario resources.
Policy 11.2	Provide for commercial and recreational use of Lake Ontario finfish.
Policy 11.4	Promote recreational use of living Lake Ontario resources.
Policy 11.6	Promote aquaculture.
Policy 12	Protect agricultural lands in the waterfront area.
Policy 12.1	Protect existing agriculture and agricultural lands from conversion to other land uses.
Policy 12.2	Establish and maintain favorable conditions which support existing or promote new agricultural production in the waterfront area.
Policy 12.3	Minimize adverse impacts on agriculture from unavoidable conversion of agricultural land.
Policy 12.4	Preserve scenic and open space values associated with agricultural lands in the waterfront area.
Policy 13	Promote appropriate use and development of energy and mineral resources.
Policy 13.1	Conserve energy resources.
Policy 13.2	Promote alternative energy sources that are self-sustaining.
Policy 13.3	Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities.
Policy 13.4	Minimize adverse impacts from fuel storage facilities.
Policy 13.5	Minimize adverse impacts associated with mineral extraction.

The following State Coastal Policies have been determined to be not applicable to the local waterfront area of the Village of Sackets Harbor:

NATURAL COAST POLICIES	
Policy 4.6	Consider sea level rise when siting and designing projects involving substantial public expenditures.
WORKING COAST POLICIES	
Policy 11.3	Maintain and strengthen a stable commercial fishing fleet in the waterfront area.
Policy 11.5	Promote managed harvest of shellfish originating from uncertified waters.

DEVELOPED COAST POLICIES

POLICY 1: FOSTER A PATTERN OF DEVELOPMENT IN THE WATERFRONT AREA THAT ENHANCES COMMUNITY CHARACTER, PRESERVES OPEN SPACE, MAKES EFFICIENT USE OF INFRASTRUCTURE, MAKES BENEFICIAL USE OF A WATERFRONT LOCATION, AND MINIMIZES ADVERSE EFFECTS OF DEVELOPMENT.

Policy 1.1 Concentrate development and redevelopment in or adjacent to the traditional waterfront community.

Policy 1.2: Ensure that development or uses take appropriate advantage of their waterfront location.

Policy 1.3: Protect stable residential areas.

Policy 1.4: Maintain and enhance natural areas, recreation, open space, and agricultural lands.

Policy 1.5: Minimize adverse impacts of new development and redevelopment.

Explanation of Policy 1

This policy is intended to foster a development pattern that provides for beneficial use of village resources. The primary components of the desired development pattern are: strengthening traditional waterfront communities as centers of activity, encouraging water-dependent uses to expand in these centers of activity, enhancing stable residential areas, and preserving open space.

The existing development pattern within the Village of Sackets Harbor features a traditional gridded street layout, with Main and Broad Streets serving as the two primary thoroughfares. Aside from these two, most streets within the village are residential in nature, with a small number of commercial uses spread among them. Residential parcels within the village center are primarily smaller properties developed for single family structures; the outer portion of the village center features some multi-family development. The roads connecting the village to State Route 3 feature a small amount of frontage development, however most of the outlying portions of the village maintain a large amount of open space and agricultural land. Waterfront development

in the western portion of the village along the shore of Lake Ontario features mostly small seasonal properties.

The focus of this LWRP is to strengthen the community's long standing goal of preserving its celebrated historic landmarks and character by improving connections to important open space assets, efficiently expanding its infrastructure with care and respect for natural and cultural resources; increasing recreational opportunities, optimizing waterfront amenities for residents and visitors, and guiding future development so that it complements, not competes with or distracts from the historic and memorable Sackets Harbor identity. These principles coincide with the principles of Smart Growth. Other important principles that will help the village achieve its development goals include the following:

- a. Encourage the adaptive reuse of historic structures and discourage the removal of physically sound structures.
- b. Encourage the restoration of commercial building facades to be compatible with the architectural history and character of the village.
- c. Encourage major developments, where applicable, to contain traditional-sized blocks rather than super blocks or cul-de-sacs, on-street parking, garages and parking lots at the rear of structures, and sidewalks with street trees.
- d. Encourage the siting of new buildings or alterations to respect views to and from the lake and harbor, existing natural features, and where feasible retain the integrity of the site's character as expressed through its landform and landscape.
- e. Encourage bike lanes along its streets and/or off road bicycle and pedestrian paths to link residential areas with village activity centers, recreational amenities, and trail networks.
- f. Encourage new construction to apply architectural qualities of the local vernacular, including details such as roof shape, building scale, and window proportions fenestration.
- g. Encourage businesses and adjacent uses to share parking facilities.

Explanation of Policy 1.1

Development in the Village of Sackets Harbor should perform several functions, including enhancing the visual character of the community, promoting the historic or nautical theme of the community, and providing economic activity beneficial to the community. At the same time, development and redevelopment should make use of existing infrastructure where possible and be limited to areas with no environmental constraints.

The following planning principles should be used to guide investment and preparation of development strategies and plans:

- a. Ensure that new development within the village supports and is compatible with the existing desirable character of the community.
- b. Match land uses to local and regional community needs to avoid unnecessary duplication and to preserve community character.
- c. Focus public investment, actions, and assistance in village redevelopment areas to reclaim unused waterfront land and brownfields for new purposes.
- d. Locate new development where infrastructure is adequate or can be appropriately upgraded to accommodate new development.
- e. Limit development to areas with no environmental constraints and minimize consumption of rural village lands with clustering techniques and other rural land planning and design strategies.
- f. Develop related recreational opportunities at the waterfront and surrounding village areas to encourage movement between the two areas.
- g. Accommodate new waterfront uses in an orderly manner and foster safe, convenient waterfront access at strategic locations, linked by streets, sidewalks, and other modes of access.
- h. Increase educational and interpretive use of important natural and historic areas within the village.
- i. Provide physical linkages between the waterfront and village core businesses with the Town of Hounsfield and other communities.

Revitalizing deteriorated, abandoned, vacant or underutilized sites within the waterfront area will help improve the economic vitality, provide recreational

opportunities, and enhance the appearance of these areas. In particular, revitalization, stabilization or adaptive reuse of the following areas is recommended:

- a. The abandoned oil pipeline pier/deepwater dock located adjacent to the Sackets Harbor Battleground.
- b. The waterfront terminus areas of Chapin Alley and Hamilton Street.
- c. The Third Alarm Building.
- d. A section of the Boultons Beach area for public swimming access.
- e. Continued enhancement of Madison Barracks that makes beneficial use of its proximity to the waterfront.

Explanation of Policy 1.2

The amount of waterfront and its associated resources are limited. All uses should relate to the unique qualities associated with a waterfront location. Consideration should be given to whether a use is appropriate for a waterfront location. When planning waterfront development or redevelopment, the waterfront location should be reflected in the siting, design, and orientation of the development. This policy seeks to provide a measure of control for future waterfront land uses in Sackets Harbor by devoting these lands to uses that are water-dependent or water-enhanced.

Water-dependent uses

A 'Water-dependent use' is defined by the State of New York in Article 42, Section 911. Definitions, as "an activity that can only be conducted on, in, over, or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, use of the water."

Water-dependent uses should be promoted where appropriate and given precedent over other types of development at suitable waterfront sites. Existing water-dependent uses, including recreational boating, fishing, and recreational diving should be protected. Enhanced docking access is a type of water-dependent use that is appropriate and useful in capturing recreational boaters from Lake Ontario. Development which is not dependent on a waterfront location or which cannot make beneficial use of a waterfront location should be avoided.

Water-enhanced uses

A 'Water-enhanced use' is defined as "a use or activity that does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public enjoyment and use of the water's edge. Water-enhanced uses are primarily recreational, cultural, retail or entertainment uses." (New York State Coastal Management Program, Section 6-Coastal Policies and Implementation, Policy 2.A. Explanation of Policy)

Water-enhanced uses may be encouraged where they are compatible with surrounding development and are designed to make beneficial use of their waterfront location. A restaurant, which uses good site design to take advantage of a waterfront view, is an example of a water-enhanced use.

To ensure that water-enhanced uses make beneficial use of their waterfront location, they should be sited and designed to:

- a. Attract people to or near the waterfront and provide opportunities for access that is oriented to the waterfront
- b. Provide public views to or from the water
- c. Minimize consumption of waterfront land
- d. Not interfere with the operation of water-dependent uses
- e. Not cause significant adverse impacts to community character and surrounding land and water resources
- f. Where appropriate, improve public access to the waterfront

Uses should be avoided that would:

- a. Result in unnecessary and avoidable loss of waterfront resources
- b. Ignore their waterfront setting as indicated by design or orientation
- c. Require the use of waterfront resources for parking facilities.
- d. By their nature, not derive an economic benefit from a waterfront location

There is a finite amount of waterfront space in the village suitable for development purposes. Therefore, it is reasonable to expect that demand for waterfront land will continue to intensify over time. Priority should be given to completing the Harbor

Walk which will integrate public access with its marine-related commercial operations and its other downtown businesses; providing for the expansion of harbor facilities where conditions allow; and redeveloping underutilized properties that can capitalize on their waterfront location.

Explanation of Policy 1.3

New development located in or adjacent to existing residential areas should be compatible with neighborhood character. New development can result in a reduction of access to publicly accessible places (i.e., any land or structure that is open to the general public, such as a public road, park, public school, recreation area, conservation area, or place of public accommodation such as a restaurant or hotel), which may be of significance to a residential area. The potential loss of access to publicly accessible places emphasizes the need to foster opportunities to provide new publicly accessible places for the community.

New non-residential uses in a stable residential area should be avoided when the use, its size, and scale will significantly impair neighborhood character. New construction, redevelopment, and screening, such as fences and landscaping, should not reduce or eliminate vistas that connect people to the water.

Opportunities should be provided for the development of a variety of housing types to meet the needs of people at various stages of the life cycle, various income and age levels, and household compositions. Allowing for the restoration and conversion of existing commercial and institutional buildings to residential dwellings is one example of a method to expand housing opportunities.

Explanation of Policy 1.4

Natural areas, recreation, open space, and agricultural lands produce public benefits that may not be immediately tangible. In addition to scenic and recreational benefits, these lands may also support habitat for commercially or ecologically important fish and wildlife, provide watershed management of flood control benefits, serve to recharge ground water, and maintain links to a region's agricultural heritage.

Sackets Harbor's natural areas, recreation, open space, and agricultural lands, on the waterfront and throughout the village, benefit the physical environment as well as the physical and psychological health of the community. To enhance community character and maintain the quality of the natural and man-made environments, potential adverse impacts on existing development, physical environments, and economic factors should be addressed and mitigated.

The Mill Creek corridor and existing open space are key areas that warrant protection and enhancement. The Mill Creek corridor is a significant natural area that should be protected and enhanced for recreational access to mitigate the impact of development activity in surrounding areas. The green belt around the village core is an important concept to help maintain and enhance open space in the village' rural edge. For new development proposals, open space should be required as an integral component of the design, rather than an after-thought from the development process. This may be accomplished through the use of buffer areas between difficult land uses, conservation subdivisions, and transfer of development rights.

The following planning principles apply to Sackets Harbor's natural areas, recreation, open space, and agricultural lands:

- a. Development requirements should reflect site characteristics, limit the disturbance of land and water, and foster visual compatibility of the development with surrounding areas.
- b. Avoid loss of economic, environmental, and aesthetic values associated with these areas.
- c. Avoid the deterioration of water quality.
- d. Avoid expansion of infrastructure and services that would promote growth and development detrimental to these resources.
- e. Maintain natural, recreational, and open space values including those associated with large estates, golf courses, and beach clubs.
- f. Avoid, or minimize the loss of open space, natural areas, wetlands and wildlife habitat while attempting to accommodate the recreational needs of the community.

- g. Encourage appropriate, low impact uses that take into consideration the local natural features such as geology, topography, and wildlife habitat.
- h. Implement protective measures to prevent erosion and stormwater runoff into Lake Ontario and its associated waters.
- i. When evaluating proposed new development, ensure that natural areas are preserved to the maximum extent possible. For example, avoid the loss, fragmentation, and impairment of habitats and wetlands, and preserve steep slopes, native species, large individual trees, stands of trees, and unique forest cover types whenever possible.
- j. Protect existing parklands and provide additional public recreational opportunities and carefully consider the implications of expanding infrastructure that might accelerate conversion of open spaces or natural areas to other uses.
- k. Protect the open space value of agricultural land, preferably through retention of agricultural production.

Explanation of Policy 1.5

To enhance community character, prevent economic impacts, and maintain the quality of the natural and manmade environments of the village, potential adverse impacts of proposed development and redevelopment should be addressed and mitigated. Cumulative and secondary adverse impacts from development and redevelopment should be minimized. Cumulative impacts are the result of the incremental or increased impact of repetitive actions or activities when added to other past, present, or future actions or activities. Secondary impacts are those that are foreseeable, but occur at a later time or at a greater distance from the action, and are caused or facilitated by an action or activity, whether directly or indirectly.

Potential adverse environmental impacts to existing development should be minimized as follows:

- a. Avoid the introduction of discordant features, which would detract from the community. Compare the proposed developments with existing distribution of structures, scale, intensity of use, architectural quality, land use pattern, or other indicators of community character.

- b. Mitigate adverse impacts among existing incompatible uses by avoiding expansion of conflicting uses, promoting mixed-use development approaches which would reduce potential for conflict, mitigating potential conflicts by segregating incompatible uses, and providing buffers, or using other design measures to reduce conflict between incompatible uses.
- c. Protect the surrounding community from adverse impacts due to substantial introductions of or increases in odors, noise, or traffic.
- d. Integrate waterfront areas with upland communities by providing physical linkages between the upland community and the waterfront, matching uses to community needs, particularly as related to demographic characteristics, and limiting exclusion of the waterfront from the surrounding community.
- e. Prevent displacement or impairment of the operation of water-dependent and water-enhanced uses.
- f. Encourage conservation subdivisions in rural edge areas. Conservation subdivisions allow residences to be built on smaller lot sizes than typically permitted by zoning, provided that the average density of the original parcel is not increased.
- g. Utilize all planning review, analysis, and mitigation tools, Best Management Practices (BMPs) for stormwater management, non-point source pollution, etc. and others.
- h. Prevent loss of life and property resulting from flooding.
- i. Prevent loss of public access resulting from flooding of essential recreational infrastructure that is vital to the tourism economy.
- j. Preserve scenic view sheds to the maximum extent possible.
- k. Utilize the State Environmental Quality Review Act (SEQRA) process to its fullest extent in the review of projects under village jurisdiction. SEQRA provides an important means whereby the local community can assess all potential significant environmental impacts of a proposed development. Local, state, and federal review of major actions proposed should take into account the economic, social, and environmental interests of village residents.

Potential adverse economic impacts should be minimized, as follows:

- a. Prevent derelict or dilapidated conditions of existing buildings and sites to avoid detracting from community character.
- b. Protect and enhance the community's economic base.
- c. Promote a diverse economic base on West Main Street and waterfront areas to serve the needs of residents and non-residents.
- d. Avoid the expansion of infrastructure or services into previously undeveloped areas, particularly near the village boundaries and the Mill Creek corridor, wetlands, and other perennial stream corridors.
- e. Increase existing capacity of services and infrastructure to foster the concentration of development in and around the village core.

POLICY 2: PRESERVE HISTORIC RESOURCES OF THE WATERFRONT AREA.

Policy 2.1: Maximize preservation and retention of historic resources.

Policy 2.2: Protect and preserve archaeological resources.

Policy 2.3: Protect and enhance resources that are significant to the waterfront culture.

Explanation of Policy 2

Archaeological sites and historic structures are tangible links to the past development of a community—both its cultural and economic life—providing a connection to past generations and events. Native American sites, Colonial era farmsteads and outbuildings, 19th century commercial districts, fishing villages, lighthouses, shipwrecks, and Gilded Age mansions are important components in defining the distinctive identity and heritage of New York State's waterfront. Sackets Harbor's historic and cultural legacy is rich in architecture, military, marine, and land based transportation routes, water ways, and scenic resources that contribute to the enrichment of its identity and provide a multitude of opportunities to restore or revitalize points of interest for the enjoyment of residents and visitors alike. Therefore, the effective preservation of historic resources must include efforts to identify, document, restore, and revitalize important resources.

The intent of this policy is to preserve the historic and archaeological resources in the village. Concern extends not only to the specific site or resource, but also with the area adjacent to and around specific sites or resources. The quality of adjacent areas is often critical to maintaining the quality and value of the resource. Effective preservation of historic resources must also include active efforts, when appropriate, to restore or revitalize.

The U.S. Secretary of the Interior provides standards for the identification and treatment of historic properties. Based on these standards, historic resources that would be covered under this policy include those structures, landscapes, districts, areas or sites, or underwater structures or artifacts, which are listed or designated as follows:

- a. Any historic resource in a federal or state park established, solely or in part, in order to protect and preserve the resource.
- b. Any resource on, nominated to be on, or determined eligible to be on the National or State Register of Historic Places.
- c. Any cultural resource managed by the New York State Nature and Historic Preserve Trust or the New York State Natural Heritage Trust.
- d. Any archaeological resource which is on the inventories of archaeological sites maintained by the New York State Department of Education or the Office of Parks, Recreation, and Historic Preservation.
- e. Any locally designated historic or archaeological resources protected by a local law or ordinance.

In identifying those elements that are important in defining the character and value of a historic resource, designation information, available documentation, and original research should be used. Important character-defining elements of the historic resource should be identified in terms of its:

- a. Time, place, and use;
- b. Materials, features, spaces, and spatial relationships;
- c. Setting within its physical surroundings and the community; and
- d. Association with historic events, people, or groups.

The value of the historic resource is indicated by:

- a. Its membership within a group of related resources which would be adversely impacted by the loss of any one of the group of resources;
- b. The rarity of the resource in terms of the quality of its historic elements or in the significance of it as an example; or
- c. The significance of events, people, or groups associated with the resource.

Explanation of Policy 2.1

Historic resources are defined as those structures, landscapes, districts, areas or sites, or underwater structures of artifacts that are designated locally, nationally, or by the State to be protected. Sackets Harbor is committed as a State Heritage Area to consider the historical and cultural significance of properties in the village and their structures and other resources when making land use and zoning decisions and when taking other related village actions. These resources should be protected through the following standards:

- a. Protect and maintain historic materials and features according to the following approach:
 - 1) Evaluate the physical condition of important materials and features;
 - 2) Stabilize materials and features to prevent further deterioration;
 - 3) Protect important materials and features from inadvertent or deliberate removal or damage; and
 - 4) Ensure the protection of historic elements through a program of nonintrusive maintenance of important materials and features.
- b. Repair historic materials and features according to recognized preservation methods when their physical condition warrants.
- c. When a historic feature is missing or the level of deterioration or damage precludes maintenance or repair:
 - 1) Limit the replacement of extensively deteriorated features or missing parts to the minimum degree necessary to maintain the historic character of the resource.
 - 2) Maintain historic character where a deteriorated or damaged feature is replaced in its entirety. In replacing features, the historic character of the resource can be best maintained by replacing parts with the same kind

of material. Substitute materials may be suitable if replacement in kind is not technically or economically feasible and the form, design, and material convey the visual appearance of the remaining parts of the feature.

- 3) When re-establishing a missing feature, ensure that the new feature is consistent with the historic elements of the resource. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, use available documentation to design and construct a new feature. If adequate documentation does not exist, design and construct a new feature that is compatible with the remaining features of the resource. The new design should be based on research, pictorial, and other evidence so that a true historical appearance is created.
- d. Provide for efficient, compatible use of the historic resource.
 - e. Foster uses that maximize retention of the historic character of the resource:
 - 1) Maximum retention of historic character is best achieved by using the resource as it was historically used; and
 - 2) If the resource cannot be used as it was historically used, adapt a use to the historic resource that maximizes retention of character-defining materials and features.
 - f. Minimize alterations to the resource to preserve and retain its historic character.
 - 1) Minimize potential negative impacts on the resource's historic character due to necessary updates in systems to meet health and safety code requirements or to conserve energy.
 - 2) Make alterations to the resource only as needed to ensure its continued use and provided that adverse impact on the resource is minimized. Alterations should not obscure, destroy, or radically change character defining spaces, materials, features, or finishes in order to minimize adverse impact on the resource. Alterations may include selective removal of features that are not historic elements of the resource and its setting and that detract from the overall historic character of the resource.

- 3) Construct new additions only after it is determined that an exterior addition is the only viable means of assuring continued use of the resource.
 - 4) In constructing new additions, use appropriate design and construction to minimize adverse impact on the resource's historic character. Adverse impact can be minimized in new additions by: clearly differentiating from historic materials and features; using design compatible with the historic materials, forms and details, size, scale and proportion, and massing of the resource to protect the integrity of the resource and its setting. In addition, new additions should be designed such that, if removed in the future, the essential form and integrity of the historic resource and its setting would not be impaired.
- g. Minimize loss of historic resources or the historic character of the resources of the waterfront when it is not possible to completely preserve and retain the resource.
- h. Relocate an historic resource when it cannot be preserved in place and:
- 1) the resource is imperiled directly by a proposed activity which has no viable alternative which would not result in adverse effects on the resource, or indirectly by surrounding conditions which are likely to result in degradation or inadequate maintenance of the resource; and
 - 2) the resource cannot be adapted for use on the existing site in a manner that would result in preservation of the resource; and
 - 3) a suitable site for relocation is available; and
 - 4) it is technically and economically feasible to move the resource.
- i. Allow for demolition of the resource only when:
- 1) it is not feasible to protect the resource through relocation; and
 - 2) the resource has been officially certified as being imminently dangerous to life or public health; or
 - 3) the resource cannot be adapted for any use on the existing site or on any new site
- j. Document in detail the character-defining elements of the historic resource in its original context prior to relocation or demolition of the resource.

- k. Avoid potential adverse impacts of development on adjacent or nearby historic resources.
- l. Protect historic resources by ensuring that development is compatible with the historic character of the affected resource.
- m. Design development to a size, scale, proportion, mass, and with a spatial relationship compatible with the historic resource.
- n. Design development using materials, features, forms, details, textures, and colors compatible with similar features of the historic resource.
- o. Limit adverse cumulative impacts on historic resources.
 - 1) Minimize the potential adverse cumulative impact on a historic resource, which is a member of a group of related resources that may be adversely impacted by the loss or diminution of any one of the members of the group.
 - 2) Minimize the potential cumulative impacts of a series of otherwise minor interventions on a historic resource.
 - 3) Minimize potential cumulative impacts from development adjacent to the historic resource.

Explanation of Policy 2.2

Sackets Harbor, having completed extensive evaluation of the archaeological significance of the Battlefield area near the Battlefield Historic Site, should take all necessary measures within its jurisdiction to preserve the historical and cultural significance of this site. In addition, the village should avoid disturbance or adverse effects on any object of archaeological or paleontological interest situated on or under lands owned by the State of New York. These resources may not be appropriated for private use.

A cultural resource investigation should be conducted when an action is proposed on an archaeological site, fossil bed, or in an area identified for potential archaeological sensitivity on the archaeological resources inventory maps prepared by the New York State Department of Education. If cultural resources are discovered as a result of the initial site survey, a detailed evaluation of the cultural resource should be conducted

to provide adequate data to allow a determination of the resource's archaeological significance.

If impacts are anticipated on a significant archaeological resource, minimize potential adverse impacts by:

- a. Redesigning projects
- b. Reducing direct impacts on the resource
- c. Recovering artifacts prior to construction, and documenting the site.

Explanation of Policy 2.3

This policy aims to protect resources such as shipwrecks, lighthouses, and other navigational structures that are part of the historic maritime character of the community. The village will provide interpretive materials in appropriate settings to augment the public's understanding and appreciation of Sackets Harbor maritime heritage. Examples of maritime structures remaining on the waterfront include the lighthouse on Horse Island and the abandoned oil pipeline pier.

The village also desires to protect historic shipwrecks and shipwrecks to which the state holds title. While the location of some of the shipwrecks is documented, more research remains to be done to identify and protect these historic and recreational resources as significant components of the waterfront culture of the state. Historic shipwrecks are those wrecks which, by reason of their antiquity or their historic, architectural, archaeological, or cultural value, have state or national importance and are eligible for inclusion on the State or National Register of Historic Places. The state holds title to all shipwrecks determined abandoned under the Abandoned Shipwrecks Act of 1987. The following standards apply to shipwrecks:

- a. Provide for the long-term protection of historic shipwrecks through the least degree of intervention. The least degree of intervention can be achieved by preserving historic shipwrecks in place. When preservation is not feasible, record and recover shipwrecks or their artifacts.
- b. Manage shipwrecks to provide for public appreciation, use, and benefit. The nature of public use and benefits associated with shipwrecks is very diverse. Sport divers should have reasonable access to explore shipwrecks.

- Additional public appreciation and enjoyment of shipwrecks can be achieved through interpretive access, which describes the history and value of the resource. Archaeological research on historic shipwrecks is particularly important where research can be reasonably expected to yield information important to understanding the past.
- c. Avoid disturbance to shipwrecks unless the shipwreck: poses a navigation hazard; or, would impede efforts to restore natural resource values.
 - d. Prevent unauthorized collection of shipwreck artifacts and associated direct or cumulative impacts.
 - e. Maintain the natural resource values that are associated with shipwreck sites, which may be sensitive to disturbance.

POLICY 3: ENHANCE VISUAL QUALITY AND PROTECT SCENIC RESOURCES THROUGHOUT THE WATERFRONT AREA.

Policy 3.1: Protect and improve visual quality throughout the waterfront area.

Policy 3.2: Protect aesthetic values associated with recognized areas of high scenic quality.

Explanation of Policy 3

The scenic qualities of the Village of Sackets Harbor contribute significantly to the area's beauty, character and economy. The presence of water and ever-changing expansive views, the ephemeral effects of wildlife and atmospheric changes, and the visually interesting working agriculture landscape draw people to the village. Due to their importance, scenic resources should be considered in balancing wise use and conservation of village resources. In particular, scenic views from roadways of agricultural activities and open space and views from shoreline locations to and from the water are of important value to the village.

Explanation of Policy 3.1

The plans for all proposed development should be designed to protect and enhance the aesthetic values and visual quality of the village. The Village of Sackets Harbor will protect and improve visual quality and scenic vistas by:

- a. Minimizing the introduction of elements discordant with existing scenic components and character.
- b. Restoring or removing deteriorated visual components.
- c. Screening elements that detract from visual quality.
- d. Considering the impacts of new development, including wireless transmission towers and alternative energy devices on existing visual resources.
- e. Using appropriate siting, scales, forms, and materials to ensure that structures are compatible with existing scenic elements.
- f. Preserving existing vegetation and adding new vegetation to enhance scenic quality.
- g. Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest.
- h. Improving the visual quality of the village core and rural edge areas.
- i. Protecting scenic values associated with public lands, including public trust lands and waters, and natural resources.
- j. Carefully managing, and where practical, avoiding buildings, structures, or activities that introduce visual interruptions to natural landscapes, including:
 - 1) Introduction of intrusive artificial light sources;
 - 2) Fragmentation of and structural intrusion into open space areas; and
 - 3) Changes to the continuity and configuration of natural shorelines/and associated vegetation.

The Battlefield State Historic Site status legally mandates careful attention to the impact of public and private development to this regional scenic and recreational resource. The Village of Sackets Harbor's local review process reflects that obligation. Applicants for site plan review of development proposals located on adjacent land should be made aware of the site's special status as early as possible.

Explanation of Policy 3.2

The Village of Sackets Harbor will protect aesthetic and scenic values associated with the waterfront, and prevent impairment of scenic components that contribute to high

scenic quality. While there are no designated Scenic Areas of Statewide Significance in the WRA, the History Trail at the Sackets Harbor Battlefield State Historic Site was designated as a National Recreation Trail in 2015 due to its historic, scenic, and recreational values. The views from the History Trail, the Battlefield, and other locations along the waterfront as described in LWRP Section 2 are important because of their scenic qualities, their historic significance, and their recreational value to Village residents.

NATURAL COAST POLICIES**POLICY 4: MINIMIZE LOSS OF LIFE, STRUCTURES, AND NATURAL RESOURCES FROM FLOODING AND EROSION.**

Policy 4.1: Minimize losses of human life and structures from flooding and erosion hazards.

Policy 4.2: Preserve and restore natural protective features.

Policy 4.3: Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.

Policy 4.4: Manage navigation infrastructure to limit adverse impacts on coastal processes.

Policy 4.5: Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.

Policy 4.6: Consider sea level rise when siting and designing projects involving substantial public expenditures. (Not applicable)

Explanation of Policy 4:

This policy reflects state flooding and erosion regulations and provides measures for reduction of hazards and protection of resources.

The village participates in the National Flood Insurance Program and has local laws covering flood damage prevention. The flood hazard areas for 100-year floods in the Village of Sackets Harbor, as defined in the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency include the Market Square Park shoreline, Boultons Beach and Mill Creek areas. In such areas identified, no structure will be permitted that is in violation of local flood control regulations.

Currently, there are no identified Coastal Erosion Hazard Areas (CEHA's) within the Village of Sackets Harbor. Section 34-0104 of the Environmental Conservation Law, requires the NYSDEC to identify CEHA's. Based on existing information about the village's northern shoreline (particularly the limestone cliffs along the Battlefield Historic Site) the Sackets Harbor coastal area may have CEHA's warranting the adoption of CEHA regulations.

Explanation of Policy 4.1

Standards that are applicable to Sackets Harbor that are directed at protecting life and property using various management measures related to flood and erosion damage prevention are presented below:

- a. Avoid development other than water-dependent uses in waterfront hazard areas.
- b. Locate or move development and structures as far away from hazards as practical.
- c. Use vegetative non-structural measures that have a reasonable probability of managing flooding and erosion, based on shoreline characteristics including exposure, geometry, and sediment composition.
- d. Enhance existing natural protective features and processes, and use non-structural measures that have a reasonable probability of managing erosion.
- e. Use hard structural erosion protection measures for control of erosion only where the above measures are not sufficient to protect the principal use, or the use is water-dependent or reinforces the role of the village's waterfront activity or a waterfront redevelopment area.
- f. Manage development in floodplains outside of waterfront hazard areas, so as to avoid adverse environmental effects, minimize the need for structural flood protection measures, and meet Federal flood insurance program standards. In addition, mitigate the impacts of erosion control structures.

Explanation of Policy 4.2

Natural features, such as bluffs and wetlands, are considered superior flooding and erosion protection features in comparison to manmade features. Excavation of waterfront features, improperly designed structures, inadequate site planning, or other similar actions that fail to recognize the fragile nature and protective value of these features may lead to weakening or destruction of these landforms. Activities and development in, or in proximity to, natural protective features must ensure that all such adverse effects are minimized. Nonstructural measures to minimize damage from wave action and ice movement will primarily involve facilitating the location of water-dependent uses that rely on shoreline structures in areas of the waterfront less exposed to such forces.

Standards applicable to preserving and restoring natural protective features include:

- a. Avoiding alteration or interference with shorelines currently in a natural condition;
- b. Enhancing existing natural protective features;
- c. Restoring the condition of impaired natural protective features, wherever practical;
- d. Using practical vegetative approaches to stabilize natural shoreline features such as living shorelines that incorporate natural living features alone or in combination with structural components to achieve erosion control; and
- e. Providing signage or other interpretive materials to increase public awareness of natural features.

The Boultons Beach area proposed as a seasonal swimming beach destination should be designed to minimally impact natural protective features such as vegetation. The village will implement these measures in compliance with existing water quality regulations and with the assistance of state and federal agencies. Native species will be used in revegetation projects.

Explanation of Policy 4.3

Every effort should be made to protect the loss of public lands threatened by flooding and erosion using the techniques and standards described above and the following:

- a. Retain ownership of public trust lands that have become upland areas due to fill or accretion resulting from erosion control projects.
- b. Avoid losses or likely losses of public trust lands or use of these lands, including public access along the shore, which can be reasonably attributed to or anticipated to result from erosion protection structures.
- c. Mitigate unavoidable impacts on adjacent property, natural waterfront processes and natural resources, and on public trust lands and their use.

Explanation of Policy 4.4

The intent of this policy is to manage navigation channels to limit adverse impacts on coastal processes by designing channel construction and maintenance to protect and

enhance natural protective features and prevent destabilization of adjacent areas; make beneficial use of suitable dredged material; and manage stabilized inlets to limit adverse impacts on coastal processes.

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, removing pollutants, and meeting other waterfront management needs. This is especially important in the Village of Sackets Harbor inner harbor area. A dredging project, however, may adversely affect water quality, fish and wildlife habitats, wetlands, and other important waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation, and proper siting of the dredge spoil disposal site. Dredging is a New York State regulated activity. Permits will be granted if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law (Articles 15, 24, 25, and 34).

Explanation of Policy 4.5

Give priority in expenditure of public funds to actions which: protect public health and safety; mitigate flooding and erosion problems caused by previous human intervention; protect areas of intensive development; and protect substantial public investment in land, infrastructure, and facilities.

Expenditure of public funds is limited to those circumstances where public benefits exceed public cost; and prohibited for the exclusive purpose of protecting private development, except where actions are undertaken by an erosion protection district.

Explanation of why Policy 4.6 is not applicable:

Policy 4.6 does not apply to the Village of Sackets Harbor since the Village is located on Lake Ontario which is not affected by sea level rise.

POLICY 5: PROTECT AND IMPROVE WATER QUALITY AND SUPPLY IN THE WATERFRONT AREA.

Policy 5.1: Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.

Policy 5.2: Manage land use activities and use best management practices to minimize nonpoint pollution of waterfront area waters.

Policy 5.3: Protect and enhance the quality of waterfront area waters.

Policy 5.4: Limit the potential for adverse impacts of watershed development on water quality and quantity.

Policy 5.5: Protect and conserve the quality and quantity of potable water.

Explanation of Policy 5

The purpose of this policy is to protect the quality and quantity of water in the village. Quality considerations include both point and nonpoint pollution management. Water quality protection and improvement must be accomplished by the combination of managing new and remediating existing sources of pollution.

The primary water resources in the Village of Sackets Harbor are Lake Ontario (and its associated bays) and Mill Creek. The protection and improvement of these resources is paramount to the cultural and economic future of Sackets Harbor and maintenance and improvement of the quality of these resources is central to the LWRP/HAMP/HMP goals and objectives.

Explanation of Policy 5.1

Prevent direct (point-source) and indirect discharges into the water resources of Sackets Harbor from land and water uses such as a development site, industrial operation, or wastewater treatment plant. Point-source discharges into water resources are regulated by New York State Pollutant Discharge Elimination System (SPDES) permits. Discharges should not:

- a. Exceed applicable effluent limits for the discharge source;
- b. Cause or contribute to contravention of water quality classification and use standards;
- c. Adversely affect the water quality of receiving waters; or

- d. Violate a vessel waste no-discharge zone.

The effective treatment of sanitary sewage and industrial discharges will be ensured by:

- a. Maintaining efficient operation of sewage and industrial treatment facilities pursuant to the applicable NYSDEC regulations;
- b. Providing, at minimum, secondary treatment of sanitary sewage;
- c. Making improvements to wastewater treatment facilities to improve nitrogen removal capacity;
- d. Reducing the loading of toxic materials into waters by including limits on toxic metals as part of wastewater treatment plant effluent permits;
- e. Reducing or eliminating combined sewer outflows; and
- f. Providing and managing on-site disposal systems where applicable in accordance with NYS Codes, Rules and Regulations.

There are no unregulated point sources in Sackets Harbor that discharge directly into Lake Ontario or Mill Creek. All regulated point sources (i.e., sanitary sewers) are connected to the village sewer that delivers to the village wastewater treatment plant where it is treated before discharge into Lake Ontario.

Explanation of Policy 5.2

Non-point source pollution is pollution that originates from sources that are not localized or easily identifiable. Non-point source pollution includes contaminated surface water runoff of urban areas and agricultural operations. Limiting non-point sources of pollution is the best way to avoid non-point source pollution, which can be accomplished by:

- a. Reducing the introduction of materials that may contribute to non-point source pollution.
- b. Minimizing activities that would increase stormwater runoff.
- c. Controlling and managing stormwater runoff.
- d. Retaining or establishing vegetation or providing soil stabilization.

- e. Preserving natural hydrologic conditions through maintenance of natural water surface flows, thereby retaining natural watercourses, wetlands, and drainage systems.

Most of Sackets Harbor's stormwater runoff flows toward Lake Ontario. Sackets Harbor's system of stormwater sewers and catch basins, which captures rain water contaminated with eroded soil, automotive residue, road salts, petroleum, and other pollutants, runs directly into Lake Ontario. Non-point source pollution from roadways, fertilized lawns, eroded stream banks and steep slopes should be prevented by:

- a. Developing a village-wide stormwater management plan, in accordance with current EPA Phase 2 Stormwater Management standards, to address any non-point sources of pollution and to establish physical and regulatory mechanisms to prevent further non-point source pollution.
- b. Developing a village-wide integrated pest management system (IPM) that encourages use of native or other species in landscaping and that requires no or minimal use of fertilizers, pesticides, herbicides, or fungicides.
- c. Considering the use of bioretention areas or sand filters combined with oil-separating catch basins at gas stations and parking lots, as well as a regular maintenance program to keep these stormwater management practices working properly.
- d. Completing construction work pursuant to a NYSDEC State Pollutant Discharge Elimination System (SPDES) permit for stormwater discharge related to construction work, and maintaining a Stormwater Pollution Prevention Plan on-site for DEC inspection.
- e. Protecting inlets to storm sewers by using suitable erosion control and filtering devices during construction.

Explanation of Policy 5.3

Protect water quality based on an evaluation of physical, health, and aesthetic factors. Physical factors include pH, dissolved oxygen, dissolved solids, nutrients, odor, color and turbidity. Health factors include pathogens, chemical contaminants, and toxicity. Aesthetic factors include oils, floatables, refuse, and suspended solids.

To preserve and improve water quality, the village will minimize non-point source pollution, including rainfall and snowmelt, by the following actions:

- a. Retaining as much of the natural vegetation as possible near the waterfront and avoiding the mass clearing of sites.
- b. Grading areas on the most level portions of development sites and avoiding the development of steep vegetated slopes.
- c. Conducting grading and clearing activities outside of the floodplain to the maximum extent feasible.
- d. Continually evaluating the effectiveness of storm collection systems, and making improvements, where possible, aimed at collecting and detaining sediments in filtering catch basins and retention areas.
- e. Maintaining adequate pump-out facilities at local marinas to discourage the overboard discharge of sewage from boats.

In all public and private actions, the village will minimize the disturbance of streams, including their beds and banks, in order to prevent erosion of soil, increased turbidity, and irregular variation in velocity, temperature, and level of water, to the extent practicable. In cooperation with other jurisdictions and NYSDEC, the village will support appropriate and practicable management measures limiting the incursion of waterborne pollutants from highly turbid streams. The village shall require avoidance and minimization methods, including the reduction in the scope of work and the use of clean fill, in order to limit potential adverse impacts on water quality due to excavation or placement of fill in public and private projects.

Explanation of Policy 5.4

Protect water quality by ensuring that watershed development protects areas that provide important water quality benefits, maintains natural characteristics of drainage systems, and protects areas that are particularly susceptible to erosion and sediment loss.

Limit the impacts of individual development projects to prevent cumulative water quality impacts upon the watershed which would result in a failure to meet water quality standards.

Explanation of Policy 5.5

Lake Ontario serves as the source of potable water for the Village of Sackets Harbor. The Village will prevent contamination of potable waters by limiting discharges of pollutants and limiting land uses which are likely to contribute to contravention of surface water quality classifications for potable water supplies.

POLICY 6: PROTECT AND RESTORE THE QUALITY AND FUNCTION OF THE WATERFRONT AREA ECOSYSTEM.

Policy 6.1 Protect and restore ecological quality in the waterfront area.

Policy 6.2 Protect and restore Significant Coastal Fish and Wildlife Habitats.

Policy 6.3 Protect and restore freshwater wetlands.

Policy 6.4 Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.

Policy 6.5 Protect natural resources and associated values in identified regionally important natural areas.

Explanation of Policy 6

The ecosystem consists of physical (non-living) components, biological (living) components, and their interactions. The physical components include environmental factors such as water, soils, geology, energy, and contaminants. The biological components include the plants, animals, and other living things in and around the shore. Habitat protection is fundamental to assuring the survival of fish and wildlife populations, which are critical elements of the ecosystem.

Certain natural resources that are important for their contribution to the quality and biological diversity of the ecosystem have been specifically identified by the State for protection. These natural resources include regulated freshwater wetlands; designated Significant Coastal Fish and Wildlife Habitats; and rare, threatened, and endangered species. In addition to specifically identified discrete natural resources, the quality of the ecosystem also depends on more common, broadly distributed natural resources, such as the extent of forest cover, the population of overwintering songbirds, or

benthic communities. These more common natural resources collectively affect the quality and biological diversity of the ecosystem.

Explanation of Policy 6.1

The overall intent of this policy is to improve or restore ecological quality through protection of natural resources. The principles of the policy follow:

- a. Avoid significant adverse changes to the quality of the ecosystem as indicated by physical loss, degradation, or functional loss of ecological components.
- b. Maintain values associated with natural ecological communities.
- c. Retain and add indigenous plants.
- d. Avoid fragmentation of natural ecological communities and maintain corridors between ecological communities. Maintain structural and functional relationships between natural ecological communities to provide for self-sustaining systems.
- e. Avoid permanent adverse change to ecological processes.
- f. Reduce adverse impacts of existing development when practical.
- g. Mitigate impacts of new development; mitigation may also include reduction or elimination of adverse impacts associated with existing development.
- h. Encourage and participate in DEC educational and management efforts to avoid introducing invasive species such as Purple Loosestrife.

The Village of Sackets Harbor is endowed with exceptional fish and wildlife resources. Demand continues to increase for access to these resources. The village will continue to cooperate with government agencies and private groups to expand recreational uses of these resources while ensuring their protection.

Explanation of Policy 6.2

Significant fish and wildlife habitats are those areas that are difficult or impossible to replace or ones that exhibit one or more of the following characteristics:

- a. Essential to the survival of a viable population of a particular fish or wildlife species.

- b. Support a species that is either endangered, threatened or of special concern as those terms are defined in New York Codes, Rules and Regulations (NYCRR), Title 6, Part 182.
- c. Support fish or wildlife population having significant commercial, recreational, or education value to human beings or are of a type that is not commonly found in this region of the state.

The range of activities most likely to affect significant waterfront fish and wildlife habitats includes, but is not limited to, the following:

- a. Draining wetlands, ponds: Cause changes in vegetation, or changes in groundwater and surface water hydrology.
- b. Filling wetlands, shallow areas of streams, lakes, bays, estuaries: May change physical character of substrate (e.g., sandy to muddy, or smother vegetation, alter surface water hydrology).
- c. Grading land: Results in vegetation removal, increased surface runoff, or increased soil erosion and downstream sedimentation.
- d. Clear cutting: May cause loss of vegetative cover, increase fluctuations in amount of surface runoff, or increase streambed scouring, soil erosion, sediment deposition.
- e. Dredging or excavation: May cause change in substrate composition, possible release of contaminants otherwise stored in sediments, removal of aquatic vegetation, or change circulation patterns and sediment transport mechanisms.
- f. Dredge spoil disposal: May induce shoaling of littoral areas, or change circulation patterns.
- g. Physical alteration of shore areas through channelization or construction of shore structures: May change volume and rate of flow or increase scouring, sedimentation.
- h. Introduction, storage or disposal of pollutants such as chemical, petrochemical, solid wastes, nuclear wastes, toxic material pesticide, sewage effluent, urban and rural runoff, leachate of hazardous and toxic substances stored in landfills: May cause increased mortality or sublethal effects on organisms, alter their reproductive capabilities, or reduce their value as food

organisms. The range of physical, biological and chemical parameters that should be considered include but are not limited to the following:

1. Physical parameters such as: Living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (loss of littoral zone), morphology, substrate type, vegetation, structure, erosion and sedimentation rates.
2. Biological parameters such as: Community structure, food chain relationship, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, behavioral patterns, and migratory patterns.
3. Chemical parameters such as: Dissolved oxygen, carbon dioxide, pH, dissolved solids, nutrients, organics, salinity, and pollutants (heavy metals, toxic and hazardous materials).

When a proposed action is likely to alter any of the biological, physical or chemical parameters as described in the narrative beyond the tolerance range of the organisms occupying the habitat, the viability of that habitat has been significantly impaired or destroyed. Such action, therefore, would be inconsistent with the above policy.

All projects along the waterfront, and especially projects involving waterfront access, should be developed in a manner that ensures the protection of fish and wildlife resources. Mitigate potential adverse impacts on fish and wildlife habitats, avoid project development and other activities that would destroy or impair habitats, and encourage project design that will restore previously impacted habitats for desirable species.

Where destruction or significant impairment of habitat values has already occurred or cannot be avoided, potential impacts of land use or development should be minimized through appropriate mitigation. Mitigation includes:

- a. Avoiding ecologically sensitive areas.
- b. Scheduling activities to avoid vulnerable periods in life cycles or the creation of unfavorable environmental conditions.
- c. Preventing fragmentation of intact habitat areas.

- d. Reducing the scale or intensity of use or development.
- e. Designing projects to result in the least amount of potential adverse impact.
- f. Choosing alternative actions or methods that would lesson potential impact.

While there are no designated Significant Coastal Fish and Wildlife Habitats in the waterfront area, there are locally significant fish habitats in the area at the mouth of the Mill Creek. Therefore the mouth of Mill Creek must be kept free of obstruction and protected from adverse impacts from any future projects in the waterfront/shoreline area. The banks of the creek need to be kept vegetated with overhanging branches that provide cover and protection for young fish. In order to further address these issues for Mill Creek, a bio-assessment study of this water resource should be performed.

Explanation of Policy 6.3

Wetland areas contribute to the function of the natural ecosystem, and add beauty and balance to the overall landscape. The maintenance and restoration of these areas, as important fish and wildlife habitats, will enhance their functioning as natural, self-regulating systems. Development actions that would negatively impact wetland areas shall be avoided. Compliance with the statutory and regulatory requirements of state wetland laws is critical for protecting and restoring freshwater wetlands.

This policy recommends using the following management measures:

- a. Prevent the net loss of vegetated wetlands by avoiding fill or excavation.
- b. Minimize adverse impacts to wetlands resulting from unavoidable fill, excavation, or other activities.
- c. Provide for compensatory mitigation for unavoidable adverse impacts.
- d. Provide and maintain adequate buffers between wetlands and adjacent or nearby uses and activities to protect wetland values.
- e. Restore freshwater wetlands wherever practical to foster their continued existence as natural systems.

Explanation of Policy 6.4

Wooded areas provide habitat for wildlife and plant species, and add beauty and balance to the overall landscape. The maintenance and restoration of these areas will

enhance their functioning as natural, self-regulating systems. Development actions that would negatively impact wooded areas shall be avoided.

This policy recommends using the following management measures:

- a. Choose alternative actions or methods that would lesson potential adverse impact on wetlands, woodlands, and steep sloped areas.

Explanation of Policy 6.5

While regionally important natural areas that include the waterfront area have not been identified to date, if such areas were to be identified in the future the following management measures should be used:

- a. Protect and enhance activities associated with sustainable human use or appreciation of natural resources.
- b. Focus State actions on protection, restoration, and management of natural resources.
- c. Adhere to management plans prepared for regionally important natural areas.

POLICY 7: PROTECT AND IMPROVE AIR QUALITY IN THE WATERFRONT AREA.

Policy 7.1: Control or abate existing and prevent new air pollution.

Policy 7.2: Limit discharges of atmospheric radioactive material to a level that is as low as practicable.

Policy 7.3: Limit sources of atmospheric deposition of pollutants to the waterfront area, particularly from nitrogen sources.

Explanation of Policy 7

This policy provides for protection from air pollution generated within or from outside the village which adversely affects air quality.

Explanation of Policy 7.1

New land uses or developments in the village are to be reviewed according to the following standards to ensure they do not exacerbate air pollution:

- a. Ensure that proposed development does not exceed thresholds established by the Federal Clean Air Act and state air quality laws.
- b. Limit pollution resulting from vehicle or vessel movement or operation.
- c. Limit actions, which directly or indirectly change transportation uses or operations and result in increased pollution.
- d. Consider measures to reduce car dependency including providing safe pedestrian access throughout the village and encourage the use of public transportation where possible.
- e. Recycle or salvage air contaminants using best available air cleaning technologies.
- f. Restrict emissions or air contaminants to the outdoor atmosphere that are potentially injurious to human, plant, or animal life or property, or may unreasonably interfere with the comfortable enjoyment of life or property.
- g. Limit new facility or stationary source emissions of acid deposition precursors consistent with achieving final control target levels for wet sulfur deposition in sensitive receptor areas, and meeting New Source Performance Standards for the emissions of oxides of nitrogen.
- h. Encourage the development of clean, renewable energy sources as a replacement for burning fossil fuels.

Explanation of Policy 7.2

State air quality statutes regulate radioactive materials. For actions with a potential impact on air quality, the village shall provide necessary information on local actions to the state, as appropriate, to enable the state to effectively administer its air quality statutes pertaining to atmospheric radioactive material.

Explanation of Policy 7.3

For actions with a potential impact on air quality, the village shall provide information to the state, as appropriate, to assist the state whenever possible in the administration of its air quality statutes pertaining to the atmospheric deposition of pollutants in the region, particularly from nitrogen sources.

POLICY 8: MINIMIZE ENVIRONMENTAL DEGRADATION IN THE WATERFRONT AREA FROM SOLID WASTE AND HAZARDOUS SUBSTANCES AND WASTES.**Policy 8.1: Manage solid waste to protect public health and control pollution.****Policy 8.2: Manage hazardous wastes to protect public health and control pollution.****Policy 8.3: Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.****Policy 8.4: Prevent and remediate discharge of petroleum products.****Policy 8.5: Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the state; and the continued use of transportation facilities.****Policy 8.6: Site solid and hazardous waste facilities to avoid potential degradation of waterfront resources.**Explanation of Policy 8

The intent of this policy is to protect people from sources of contamination and to protect community resources from degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites to permit redevelopment. Attention is also required to identify and address sources of soil and water contamination resulting from landfill and hazardous waste sites and in-place sediment contamination.

Sackets Harbor does not have any active hazardous waste storage facilities. Solid waste is presently managed on a regional level.

Explanation of Policy 8.1

Solid waste should be managed by:

- a. Reducing the amount of solid waste generated.
- b. Reusing or recycling materials.
- c. Using land burial or other approved methods to dispose of solid waste that is not reused or recycled.

Using proper handling, management, and transportation practices should prevent the discharge of solid wastes into the environment. Solid waste management facilities should operate with methods that prevent or reduce water, air, and noise pollution and other conditions harmful to the public health.

Solid waste disposal should be adequately addressed when evaluating any development proposal or activities generating solid wastes in the village.

Explanation of Policy 8.2

Hazardous wastes should be managed in accordance with the following priorities:

- a. Eliminate or reduce the generation of hazardous wastes to the extent feasible;
- b. Recover, reuse, or recycle remaining hazardous wastes to the extent feasible;
- c. Use detoxification, treatment, or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused, or recycled; and
- d. Use land disposal as a last resort.

In addition, these guidelines should be followed regarding hazardous waste:

- a. Phase out land disposal of industrial hazardous wastes.
- b. Ensure maximum public safety through proper management of industrial hazardous waste treatment, storage, and disposal.
- c. Remediate inactive hazardous waste disposal sites. While there are no known inactive hazardous waste disposal sites within the village, should any be identified in the future they should be investigated and remediated in the appropriate manner to minimize impact on the environment.

Explanation of Policy 8.3

This policy addresses preventing the release of toxic pollutants or substances hazardous to the environment that would have a deleterious effect on fish and wildlife resources. Prevent environmental degradation due to persistent toxic pollutants by: limiting discharge of bioaccumulative substances, avoiding resuspension of toxic

pollutants and hazardous substances and wastes, and avoiding reentry of bioaccumulative substances into the food chain from existing sources. Prevent and control environmental pollution due to radioactive materials.

Public health, private property, and fish and wildlife need to be protected from the inappropriate use of pesticides and petroleum products by:

- a. Limiting the use of pesticides by effective targeting of actual pest populations.
- b. Preventing direct or indirect entry of pesticides into waterways except when waterway application is essential for controlling the target species as in pond reclamation projects, black fly control operations, or nuisance aquatic vegetation control projects.
- c. Minimizing the exposure of people, fish, and wildlife to pesticides.
- d. Minimizing adverse impacts from potential oil spills through the appropriate siting of petroleum facilities.
- e. Preventing discharge of petroleum products by following approved handling, storage, and facility design and maintenance principles.

Appropriate action should be taken to correct all unregulated releases of substances hazardous to the environment.

Explanation of Policy 8.4

The handling of petroleum products near water bodies must be undertaken with utmost care. This includes areas at the Lake Ontario waterfront as well as areas along the Mill Creek corridor. The village should take appropriate actions to correct all unregulated releases of substances hazardous to the environment. Village practices for cleanup and removal of petroleum discharges should give first priority to eliminating human safety hazards and minimizing environmental damage by responding quickly to spill events and containing discharges immediately after discovery.

The following standards are applicable throughout the village:

- a. Minimize adverse impacts from potential oil spills by appropriate siting of petroleum offshore loading facilities.

- b. Have adequate plans for prevention and control of petroleum discharges in place at any major petroleum-related facility.
- c. Prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles.
- d. Undertake clean-up and removal activities of petroleum discharge in accordance with guidelines contained in the New York State Water Accident Contingency Plan and Handbook, and give first priority to minimizing environmental damage by:
 - 1) Responding quickly to contain petroleum spills.
 - 2) Containing discharges immediately after discovery.
 - 3) Recovering petroleum discharges using the best available practices.
 - 4) Encouraging careful self-monitoring of auto-related businesses.

Explanation of Policy 8.5

As part of its solid waste management plan, the village will incorporate guidelines to carry out the intent of this policy in its collection and transport of solid waste.

Explanation of Policy 8.6

Sackets Harbor is seeking to protect and revitalize its village center, village residential, and rural areas that are healthy and attractive to residents and visitors. In addition, the village seeks to preserve its waterfront lands for water-dependent and water-enhanced uses. For these reasons, the siting of solid and hazardous waste disposal facilities in the village is considered an inappropriate use of land and shall be prohibited. The village will seek alternate locations outside the village for solid and hazardous waste disposal facilities to serve the needs of village residents.

PUBLIC COAST POLICY

POLICY 9: PROVIDE FOR PUBLIC ACCESS TO, AND RECREATIONAL USE OF, COASTAL WATERS, PUBLIC LANDS, AND PUBLIC RESOURCES OF THE WATERFRONT AREA.

Policy 9.1: Promote appropriate and adequate physical public access and recreation throughout the waterfront area.

Policy 9.2: Provide public visual access from public lands to waterfront lands and waters or open space at all sites where physically practical.

Policy 9.3 Preserve the public interest in and use of lands and waters held in public trust by the state and other public entities.

Policy 9.4: Assure public access to public trust lands and navigable waters.

Policy 9.5: Provide access and recreation that is compatible with natural resource values.

Explanation of Policy 9

This policy incorporates measures needed to improve public access to public resources throughout the village. The need to maintain and improve existing public access and facilities is among these measures, and is necessary to ensure that use of existing access sites and facilities is optimized in order to accommodate existing demand. Another measure is to capitalize on all available opportunities to provide additional visual and physical public access along with appropriate opportunities for recreation.

The particular water-related recreation resources and facilities, which will receive priority for improved access in the village's waterfront, are fishing areas, swimming areas, and passive/active recreational parks. To optimize the use of these resources, the village must facilitate pedestrian, vehicular, and waterborne modes of access.

The village has historically provided opportunities for access to Lake Ontario and its associated recreational resources. However, the extent of public access, both physical and visual, is surprisingly limited because past ownership and development patterns have eliminated many access opportunities. In fact, most of the village's waterfront is in private ownership. The Sackets Harbor Battlefield Historic Site and Market Square

Park are exceptions. These publicly owned lands should be retained in public ownership.

Any action taken to increase public access should enhance or, at a minimum, be consistent with local efforts to revitalize deteriorated and/or underutilized areas, facilitate water-dependent uses, protect historic resources and increase the recreational use of the harbor, Henderson Bay, Black River Bay, Mill Creek and their fish and wildlife resources.

The village's existing and potential public access measures for proposed development actions should be followed. All government agencies should, to the extent permitted by other waterfront policies, encourage new or improved pedestrian, vehicular and/or waterborne access to the village's recreational facilities while ensuring that their actions do not jeopardize present levels of access or safety.

Explanation of Policy 9.1

Public access and recreation facilities improve the quality of life for residents and generate revenues for the businesses throughout Sackets Harbor. The following standards will be used as a guide in making future decisions regarding public access and expanding recreation opportunities:

- a. Provide a level and type of public access and recreational use that takes into account public demand, natural resource sensitivity, accessibility, compatibility with on-site and adjacent land uses, and needs of special populations such as the elderly and persons with disabilities in accordance with the federal Americans with Disabilities Act (ADA).
- b. Provide convenient, well-defined, physical public access to and along the shoreline for water-related recreation.
- c. Protect and maintain existing public access and water-related recreation.
- d. Provide additional physical public access and recreation facilities at public sites.
- e. Include physical public access and/or water-related recreation facilities as part of development whenever development or activities are likely to limit the public's use and enjoyment of public waterfront lands and waters.

- f. Provide incentives to private development which provides public access and/or water-related recreation facilities.
- g. Restrict public access and water-related recreation on public lands only where incompatible with public safety and protection of natural resources.
- h. Ensure access for the general public at locations where State or Federal funds are used to acquire, develop, or improve parkland.
- i. Create more opportunities for pedestrian/stroller/bicycles to get to and enjoy the waterfront.
- j. Provide physical access linkages throughout the village by connecting existing paths with new paths to create a multi-use trail network.
- k. Connect the village's Bicentennial Trail system with regional trail systems.
- l. Provide for an increase of appropriate active and passive recreational opportunities in the waterfront areas.
- m. Develop shoreline access opportunities for non-motorized watercraft.

Explanation of Policy 9.2

Lake Ontario and inland scenic open space resources help define the character of the village. These resources have significant impact on private property values and the resultant tax base. The village should take actions on municipal property to improve and enhance visual access to adjacent water bodies from both public and private space. To the extent feasible, views of the waterfront from roads and public access locations should also be expanded to allow full appreciation of the beauty of these resources, and to increase the attractiveness of the waterfront and the community's open space for residents and visitors.

The following standards should be applied with respect to increasing visual access to waterfront lands and waters or open space:

- a. Limit physical blockage of existing visual access by constructing improvements and buildings at an appropriate scale and location.
- b. Protect view corridors provided by streets and other public areas leading to the shoreline areas.
- c. Use structural design and building siting techniques to preserve or retain visual access and minimize obstruction of views.

- d. Provide public visual access from vantage points on the site where development of the site blocks visual access from inland public vantage points.
- e. Provide visual access to areas of high visual quality including community waterfronts, water-dependent uses, agriculture, natural resources, and panoramas of Lake Ontario.
- f. Provide interpretive signs/kiosks/exhibits at appropriate locations to enhance the understanding and enjoyment of views.
- g. Allow and encourage vegetative or other screening of uses that detract from the visual quality of the waterfront.
- h. Adopt and enforce regulatory and land use mechanisms that preserve and enhance visual resources.

Explanation of Policy 9.3

The following standards should be applied with respect to preserving the public interest in and use of lands and waters held in public trust by the state, and other public entities:

- a. Limit grants, easements, permits, or lesser interests in lands underwater to those instances where they are consistent with the public interest in the use of public trust lands.
- b. Determine ownership, riparian interest, or other legal right prior to approving private use of public trust lands under water.
- c. Limit grants, including conversion grants, in fee of underwater lands to exceptional circumstances.
- d. Reserve such interests or attach such conditions to preserve the public interest in use of underwater lands and waterways, which will be adequate to preserve public access, recreation opportunities, and other public trust purposes.
- e. Evaluate opportunities to re-establish public trust interests in existing grants which are not used in accordance with the terms of the grant, or are in violation of the terms of the lease, or where there are significant limitations on public benefits resulting from the Public Trust Doctrine.

Explanation of Policy 9.4

Guidelines for achieving this policy include the following:

- a. Ensure that the public interest in access below mean high water and to navigable waters is maintained.
- b. Allow obstructions to public access when necessary for the operation of water-dependent uses and their facilities.
- c. Permit interference with public access for riparian non-water-dependent uses in order to gain the minimum necessary reasonable access to navigable waters.
- d. Use the following factors in determining the minimum access necessary: the range of water level fluctuation, the size and nature of the water body, the uses of the adjacent waters by the public, the traditional means of access used by surrounding similar uses, and whether alternative means to gain access are available.
- e. Mitigate substantial interference or obstruction of public use of public trust lands and navigable waters.

Explanation of Policy 9.5

In designing access facilities to and along the waterfront, like the proposed swimming area at Boultons Beach, provisions should be made for the protection and enhancement of natural habitat and wetlands. Access facilities at the water's surface, i.e. water trails, boat launches, and docks, should be sited and designed with minimum impact to shoreline habitats and the river bottom, or to land-based natural resources used for access to the waterfront. Where possible, existing access facilities such as the abandoned oil pipeline pier should be used and enhanced rather than building new facilities.

Access and recreational activities must avoid adverse impacts on natural resources. The following factors will be utilized in determining the potential for adverse environmental effects:

- a. The intensity of the anticipated recreational activity.
- b. The level of disturbance associated with the activity.
- c. The sensitivity of the natural resources involved.

- d. The impacts of required operations and maintenance activity.

Access should be limited where the uncontrolled public use of a recreational facility or public access site would impair the natural resources. The following additional standards and guidelines will be applied in analyzing recreation and public access projects along waterfront areas:

- a. Provide access for fish and wildlife related activities, so long as the level of access would not result in the unacceptable adverse impacts to, or loss of, the resources themselves.
- b. Use methods and structures of access that maintain and protect open space areas associated with natural resources.
- c. Impose seasonal limitations on public access where necessary to avoid adverse environmental impacts. This is especially true during the winter season when snowmobiles can cause damage to the banks of rivers and streams and cause excessive noise, and during drought periods when soil and vegetation are easily eroded.

WORKING COAST POLICIES**POLICY 10: PROTECT WATER-DEPENDENT USES IN THE WATERFRONT AREA AND PROMOTE SITING OF NEW WATER-DEPENDENT USES IN SUITABLE LOCATIONS.****Policy 10.1: Protect existing water-dependent uses.****Policy 10.2: Promote maritime centers as the most suitable locations for water-dependent uses.****Policy 10.3: Allow for development of new water-dependent uses outside of maritime centers.****Policy 10.4: Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and maritime support services.****Policy 10.5: Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses.****Policy 10.6: Provide sufficient infrastructure for water-dependent uses.****Policy 10.7: Promote efficient harbor operation.****Explanation of Policy 10**

The intent of this policy is to protect existing water-dependent commercial, and recreational uses and to promote future siting of water-dependent uses at suitable locations. It is also the intent of this policy to enhance the economic viability of water-dependent uses by ensuring adequate infrastructure for water-dependent uses and their safe and efficient operation. Water-dependent uses are vital to the economic health of the region and therefore the village will facilitate the location and expansion of water-dependent uses with particular emphasis on those that will contribute to local revitalization efforts and tourism development.

Water-related recreation in the village includes water-dependent activities, such as boating and fishing, as well as certain activities that are enhanced by a waterfront location and increase the general public's access to the waterfront. These include shoreline parks, picnic areas, and scenic viewpoints that take advantage of waterfront scenery.

The development of water-related recreation must be consistent with the preservation and enhancement of such important waterfront resources as fish and wildlife habitats, aesthetically significant areas, and historic and cultural resources. If the demand exists, water-related recreation development should be increased.

Water-dependent uses shall have a higher priority than any non-waterfront dependent uses, including non-water-related recreation uses. In addition, water-dependent recreation uses shall have a higher priority over water-enhanced recreation uses. Determining a priority among waterfront dependent uses will require a case-by-case analysis. The siting or design of new public development in a manner that would result in a barrier to the recreational use of a major portion of a community's shore should be avoided.

Explanation of Policy 10.1

Actions that would displace, adversely impact, or interfere with existing water-dependent uses should be avoided. Conversely, actions that enhance and protect marine and public access facilities should be encouraged. Caution should be exercised, however, to ensure that the overall intensity of water-dependent uses is maintained at an appropriate level, so as to suitably complement the other uses in the village and not adversely alter the character of the area. An over-intensification of water-dependent uses along the Sackets Harbor shoreline would alter the character of the community and, therefore, is not desirable. The village should, however, provide suitable incentives to promote the continued viability of existing water-dependent uses in the village.

Explanation of Policy 10.2

Public actions should enable maritime centers to continue to function as centers for water-dependent uses. The economic, physical, cultural, and environmental attributes which support each maritime center should be protected and enhanced.

While seeking to promote a balance of both passive and active recreational activities in the waterfront/shoreline area, Sackets Harbor should encourage low-impact

commercial and recreational (public and private) water-dependent uses in maritime centers such as the following:

- Floating docks
- Launch for non-motorized watercraft (canoe, kayak, shell)
- Recreational fishing facilities
- Marine/military themed educational facilities
- Small non-motorized boat rental, repair, and storage facilities
- Wildlife viewing areas

Sackets Harbor should locate these new and expanded uses in an area with other water-dependent commercial or recreational uses and where they will be exposed to the greatest public use and benefit. Local residents are committed to supporting small businesses in the village so that they thrive, not merely survive.

The Village's maritime centers are located at the Sackets Harbor inner harbor, Navy Point, and the Madison Barracks waterfront docks. Uses such as marinas and boat repair facilities will be encouraged at Navy Point. The suitability of this area for water-dependent uses has already been established by the presence and continued operation of such uses. Launches for non-motorized watercraft are most appropriate in the village core at Chapin Alley and at Hamilton Street. The siting location of the other proposed uses varies.

Explanation of Policy 10.3

New water-dependent uses may be appropriate outside maritime centers if the use:

- a. Should not be located in a maritime center due to the lack of suitable sites;
- b. Has unique locational requirements that necessitate its location outside maritime centers;
- c. Would adversely impact the functioning and character of the maritime center if located within the maritime center;
- d. Is of a small scale and has a principal purpose of providing access to coastal waters.

The Village of Sackets Harbor will encourage low-impact commercial and recreational (public and private) water-dependent uses outside of maritime centers. The following uses will be encouraged in the waterfront/shoreline area to provide a balance of both passive and active recreational activities:

- Floating docks
- Launch for non-motorized watercraft (canoe, kayak, shell)
- Recreational fishing facilities
- Public beach area for swimming
- Marine/military themed educational facilities
- Small non-motorized boat rental, repair, and storage facilities
- Marine habitat restoration and study area
- Wildlife viewing areas

Sackets Harbor should locate these new and expanded uses in an area with other water-dependent commercial or recreational uses and where they will be exposed to the greatest public use and benefit. Currently, the most appropriate areas for some of these water-dependent uses is site specific. For instance, the appropriate area for a swimming beach is located at Boultons Beach because of its natural beach conditions. The siting of the other proposed uses varies. Locations that exhibit important natural resource values, such as wetlands and fish and wildlife habitats, should be avoided (e.g., the fragile environment on the banks and mouth of Mill Creek).

Explanation of Policy 10.4

In addition to water-dependent uses, uses that are enhanced by a waterfront location should be encouraged to locate along the shore, though not at the expense of water-dependent uses. A water-enhanced use has no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment and educational level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront. A restaurant that uses good site design to take advantage of waterfront views, or a performing arts structure that incorporates the shoreline as a scenic backdrop are two examples of water-enhanced uses.

Water-dependent uses are often supported by water-enhanced uses, both commercial and recreational, that are complementary to the water-dependent use and do not impair the ability of the water-dependent uses to function. Water-enhanced uses should be compatible with water-dependent uses, provide beneficial support, and be a positive impact on the waterfront. Non-water-dependent accessory, mixed-use or other complementary development will be encouraged if the use and the proposed location meet the following criteria:

- a. Accessory uses are subordinate and functionally related to the principal water-dependent use and contribute to sustaining the water-dependent use;
- b. Mixed uses support the water-dependent use and are accompanied by a demonstrable commitment to continue operation of the water-dependent use;
- c. Uses are sited and operated so as not to interfere with the principal operation of the site for a water-dependent use;
- d. Users do not preclude future expansion of a water-dependent use; and
- e. The use improves the working waterfront and its character.

The following criteria should be used when siting non-water-dependent uses:

- a. Locations with important natural resource values, such as wetlands and fish and wildlife habitats, should be avoided.
- b. The use should be sited so that it does not interfere with views from the waterfront, the village core, and open space.
- c. The use should complement existing or proposed water-dependent uses and serve to draw more visitors to the waterfront, thus supporting the water-dependent uses.
- d. Whenever possible, the use should provide access to year-round activities.
- e. The activity should make beneficial use of a shoreline location through siting and design to increase public enjoyment of the waterfront by, at a minimum, providing good, safe access to the waterfront.

When considering proposed uses in the harbor management area, water-enhanced uses should not be allowed on or over surface waters of the waterfront area unless the proposed use meets all the following criteria:

- a. The proposed use must be located within the village's core harbor area or the Madison Barracks harbor area.
- b. The proposed use will not be sited so as to encroach on water uses such as navigational channels.
- c. The proposed use will not be sited so as to degrade or diminish natural resources.
- d. The proposed use will not be sited so as to degrade or diminish significant scenic views.
- e. The proposed use will not be sited so as to degrade or diminish the reasonable exercise of riparian rights by waterfront owners.
- f. The proposed use will not create conflicts between potential water-dependent uses.
- g. The proposed use shall provide meaningful public access.

Water-enhanced uses which meet these criteria are considered appropriate within the waterfront area because they will be compatible with the Village of Sackets Harbor's goals for economic development that is both responsive to and protective of the village's unique assets.

One of the most practical and publicly beneficial water-enhanced uses in the waterfront/shoreline area is proposed development of the village-wide Bicentennial Trail system that will allow park visitors to walk along portions of the waterfront and explore the urban and rural aspects of the entire village. This project will provide access to the waterfront while enhancing enjoyment of Lake Ontario and complementing other activities in the area.

Explanation of Policy 10.5

Adverse impacts of new and expanding water-dependent uses should be minimized.

Water-dependent uses should be sited in locations where:

- a. The need for dredging is minimized.
- b. Water quality classifications are compatible.
- c. Adjacent residential land use is not significantly impacted by noise, order, and visual impacts.

- d. The proposed use will not degrade or diminish natural resources.

Explanation of Policy 10.6

Water-dependent uses should be sited in locations where:

- a. Waterside and landside access, as well as upland space for parking and other facilities, is adequate.
- b. The necessary infrastructure exists or is easily accessible, including adequate shoreline stabilization structures, roads, water supply and sewage disposal facilities, and vessel waste pump-out and waste disposal facilities.

Explanation of Policy 10.7

Lack of effective water use management contributes to congestion and competition for space within harbors, surface waters, and underwater lands. As a result, natural resources can be degraded and communities are not able to take advantage of tourism and economic growth opportunities. Guidelines for achieving this policy include the following:

- a. Limit congestion of harbor waters, conflict among uses, foster navigational safety, and minimize obstructions in the waterway to reduce potential hazards to navigation.
- b. Prohibit any increase or additional use of the waterway if such an increase or addition poses a public safety hazard, which cannot be mitigated.
- c. Prohibit intrusions or encroachments upon navigation channels and other identified vessel use areas.

POLICY 11: PROMOTE SUSTAINABLE USE OF LIVING LAKE ONTARIO RESOURCES.

Policy 11.1: Ensure the long-term maintenance and health of living Lake Ontario resources.

Policy 11.2: Provide for commercial and recreational use of Lake Ontario finfish.

Policy 11.3: Maintain and strengthen a stable commercial fishing fleet in the waterfront area. (Not applicable)

Policy 11.4. Promote recreational use of living Lake Ontario resources.

Policy 11.5. Promote managed harvest of shellfish originating from uncertified waters. (Not applicable)

Policy 11.6 Promote aquaculture.

Explanation of Policy 11

Recreational uses of living resources in Lake Ontario include consumptive uses such as fishing, and non-consumptive uses such as photography, research, and nature studies. The village will strive to provide adequate infrastructure for fishing activities. This infrastructure includes appropriate fishing piers, dockage, and parking. Efforts that are made to increase access to recreational fishing resources should not lead to over utilization of any such resource or cause impairment of the habitat.

Explanation of Policy 11.1

The following standards should be adhered to, ensuring the maintenance and health of existing living Lake Ontario resources:

- a. Recreational use of living Lake Ontario resources shall be managed in a manner that places primary importance on maintaining the long-term health and abundance of the resources and fisheries.
- b. Consider the location of existing fish habitats when new waterfront developments are proposed and existing developments are expanded.
- c. Promote responsible recreational uses and manage these uses in consultation with NYSDEC and in accordance with NYSDEC regulations, to reduce the potential for exploitation of water resources.
- d. Protect and restore fish habitats wherever possible.
- e. Encourage and participate in NYSDEC educational and management efforts to avoid introducing aquatic nuisance species such as zebra mussels and Eurasian watermilfoil.
- f. Participate in the environmental review of state, local, or private projects proposed to control aquatic nuisance species.
- g. Provide the public with educational resources that foster awareness of all living water resources in Lake Ontario.

Explanation of Policy 11.2

The intent of this policy is to maximize the benefits of Lake Ontario resource use so as to provide a valuable recreational resource experience and viable business opportunities for commercial and recreational fisheries in the waterfront area. While there are no commercial fisheries operations, the benefits of recreational fishing for enhancing the Village's economy will be promoted as long as recreational use does not lead to over utilization of the fisheries resource or cause impairment of the habitat. The Village will protect the public health and the viability of Lake Ontario fishery resources by maintaining and improving water quality.

Explanation of Why Policy 11.3 is Not Applicable

Due to the existing and proposed land uses and need for protection of historic resources there are no large commercial fishing activities or onshore commercial fishing facilities within the Village of Sackets Harbor waterfront area, therefore policy 11.3 does not apply.

Explanation of Policy 11.4

Recreational use of Lake Ontario's fishery resources will be encouraged through the following management measures:

- a. Provide adequate infrastructure to meet recreational needs, including appropriate fishing piers, dockage, and parking.
- b. Support commercial charter fishing boat operations at Navy Point and the inner harbor area.

Explanation of Why Policy 11.5 is Not Applicable

Policy 11.5 does not apply to the Village of Sackets Harbor because there are no shellfishing operations in the Village's waterfront area in freshwater Lake Ontario.

Explanation of Policy 11.6

There are currently no aquaculture operations in the Village's waterfront area. If aquaculture operations were to be proposed in the future, the intent of this policy is to:

- Encourage aquaculture of economically important species.

- Protect native stocks from potential adverse biological impacts due to aquaculture.
- Provide leases of state-owned underwater lands for aquaculture only where aquaculture operations would not significantly impair natural resources or water quality.

POLICY 12: PROTECT AGRICULTURAL LANDS IN THE WATERFRONT AREA.

Policy 12.1: Protect existing agriculture and agricultural lands from conversion to other land uses.

Policy 12.2: Establish and maintain favorable conditions which support existing or promote new agricultural production in the waterfront area.

Policy 12.3: Minimize adverse impacts on agriculture from unavoidable conversion of agricultural land.

Policy 12.4: Preserve scenic and open space values associated with agricultural lands in the waterfront area.

Explanation of Policy 12

The intent of this policy is to conserve and protect agricultural land by preventing the conversion of farmland to other uses and protecting existing and potential agricultural production. Existing agricultural lands significantly contribute to the village's character. Protecting the remaining agricultural land is necessary to ensure preservation of the village's agricultural economy, farming heritage, open space, and scenic quality. As shown in Appendix G - Map 2, the village core is bounded by agricultural uses to the east, south, and west.

Explanation of Policy 12.1

The village will avoid conversion of agricultural lands used or with the potential to be used in agricultural production to non-agricultural uses, including lands actively used in agricultural production and agricultural lands not actively used in agricultural production. Standards to protect these lands include:

- a. Prevent encroachment of commercial, industrial, institutional, or residential development on existing agricultural lands.

- b. Protect existing agricultural use and production from adverse impacts due to:
 1. Public infrastructure and facility development including:
 - a. Unnecessary encroachment of public projects into agricultural lands;
 - b. Introduction of infrastructure or facilities, such as public roads or water or sewer facilities into agricultural lands;
 - c. Dividing active farms with obstacles, such as highway construction and maintenance right-of-ways;
 2. Creation of other conditions which are likely to lead to conversion of agricultural lands, such as loss of necessary support services; and
 3. Environmental changes which are likely to reduce agricultural productivity or quality, including, but not limited to, changes in groundwater quantity and quality.
- c. New development located adjacent or in proximity to agricultural land or uses should provide sufficient buffer between agricultural and non-agricultural lands to protect agricultural uses from interference from non-agricultural uses, and protect non-agricultural lands from potentially offensive agricultural practices.
- d. Conversion of agricultural lands for public uses may be allowed provided that no other site is available or suitable for the intended public purpose and loss of agricultural lands and production is minimized.

Explanation of Policy 12.2

Guidelines for achieving this policy include the following:

- a. Promote new and maintain existing local services and commercial enterprises necessary to support agricultural operations.
- b. Provide economic support of existing agriculture by allowing mixed uses, which would assist in retention of the agricultural use.
- c. Support the agricultural district program, which reduces assessments on farmland within the district.
- d. Promote activities and market conditions that would likely prevent conversion of farmlands to other land uses.

- e. Promote the use of transfer or acquisition/purchase of development rights to promote continuation of farming activities.
- f. Recognize that the following types of facilities and activities should not be construed as having adverse effects on the preservation of agricultural land:
 - 1) Farm dwellings, barns, silos, and other accessory uses and structures incidental to agricultural production or necessary for farm family supplemental income.
 - 2) Agribusiness development, which includes the entire structure of local support services and commercial enterprises necessary to maintain an agricultural operation, e.g., milk hauler, grain dealer, farm machinery dealer, veterinarian, and vineyards.
- g. Consider the development of a farmers' market. Creating a retail outlet for locally grown foods helps to preserve nearby agricultural activities. Small farmers in the North Country need access to markets in populated areas. Currently, the City of Watertown supports weekly farmers' markets in the warmer months. The additional demand for these goods should be determined (and encouraged), therefore, before a market is established in Sackets Harbor.

Explanation of Policy 12.3

Guidelines for achieving this policy include the following:

- a. Minimize encroachment of commercial, industrial, institutional, or residential development on agricultural lands.
- b. Retain or incorporate opportunities for continuing agricultural use.
- c. Locate and arrange development to maximize protection of the highest quality agricultural land in large contiguous tracts for efficient farming.
- d. Promote the use of conservation subdivisions to preserve areas suitable for agriculture and to allow for a critical mass of land area necessary for the continuation of agriculture.
- e. Promote the use of conservation easements to protect significant portions of farms.

Explanation of Policy 12.4

Guidelines for achieving this policy include the following:

- a. Locate and arrange development to maximize protection of agricultural land in large contiguous tracts to protect associated scenic and open space values.
- b. Allow farms to operate using appropriate modern techniques and structures with consideration of scenic values.

POLICY 13: PROMOTE APPROPRIATE USE AND DEVELOPMENT OF ENERGY AND MINERAL RESOURCES.

Policy 13.1: Conserve energy resources.

Policy 13.2: Promote alternative energy sources that are self-sustaining.

Policy 13.3: Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities.

Policy 13.4: Minimize adverse impacts from fuel storage facilities.

Policy 13.5: Minimize adverse impacts associated with mineral extraction.

Explanation of Policy 13

This policy calls for conservation of energy resources in the village. It addresses alternative energy sources, provides standards to ensure maximum efficiency and minimum environmental impacts when siting energy facilities, standards to minimize the impact of large fuel storage facilities, and addresses land extraction.

Explanation of Policy 13.1

In dealing with energy problems, the first order of preference is the conservation of energy. Energy efficiency in transportation and site design, and efficiency in energy generation are the best means for reducing energy demands. Reduced demand for energy reduces the need for construction of new facilities that may have adverse impacts on village resources. The conservation of energy should be an important part of prudent future planning in the Village of Sackets Harbor. Energy saving measures will include the following:

- a. Monitoring of electricity, natural gas, and gasoline consumption by all village-owned structures and vehicles, and encouraging all village residents to do the same.
- b. Promoting an increased use of public transportation where practical and to the extent feasible.
- c. Integrating modes of transportation (pedestrian, bicycle, auto, and waterborne).
- d. Promoting energy efficient design in new development, including the use of solar and wind energy, and landscaping for thermal control.
- e. Promoting greater energy generating efficiency through upgrades of existing public facilities.
- f. Retrofitting existing equipment (e.g., street and parking lot lighting) that is inefficient and wastes energy.

Explanation of Policy 13.2

Self-sustaining alternative energy sources conserve the use of natural resources and help to preserve and improve water and air quality. Siting, development, and improvements of alternative energy facilities should avoid interference with sensitive aquatic and shoreline ecosystems, and wildlife habitats.

The village will promote the use of alternative energy sources by:

- a. Encouraging renewable and non-polluting energy sources, e.g., passive solar, solar storage units, wind power, and fuel cells for municipal buildings, private homes, commercial buildings, public spaces, and industry.
- b. Researching alternative energy saving devices for use in a village pilot program.
- c. Educating residents about state and federal subsidy programs for alternative energy sources for homes and cars.

Explanation of Policy 13.3

In reviewing proposed wind energy projects, adverse impacts on adjacent land use, natural resources, avian and bat populations, community character, historic districts,

important scenic views, and gateway views should be considered. Wind energy facilities should not substantially detract from or block important scenic views discussed in Section 2.9 and identified on Map 7 in Appendix G [shows key scenic vistas], including views from publicly owned properties adjacent to Henderson Bay, Lake Ontario, and Black River Bay. Appropriate setbacks from buildings, property lines and roads should also be considered.

Explanation of Policy 13.4

The production, storage, or retention of petroleum products in earthen reservoirs is prohibited. In accordance with the standards of Title 17, Article 23 of the Environmental Conservation Law and the Federal Safety Standards (Code of Federal Regulations (CFR), Title 40, Part 193), the village will ensure that the existing storage and retention of petroleum products in the waterfront area is performed in accordance with NYSDEC standards and that natural resources are protected by an oil spill contingency plan.

Explanation of Policy 13.5

Due to the disruptive nature of these activities, caution must be exercised to ensure that such activities do not adversely affect natural resources or disturb the human environment. The impact on visual resources is also important to preserve the scenic character of the traditional rural and village core. Although these types of operations currently do not exist within or adjacent to Sackets Harbor, if they are ever proposed the following factors should be used in determining the appropriateness of the operation:

- a. Compatibility with adjacent uses;
- b. Loss of use of the site for other potential uses;
- c. Alteration of waterfront geological landforms;
- d. Adverse impact on natural resources;
- e. Potential loss of topsoil; and
- f. Degradation of visual quality.

Removal of soils and overburden requires appropriate site preparation and subsequent site reclamation in accordance with an approved plan for the suitable use of affected lands, including:

- a. Drainage and water control to reduce soil erosion;
- b. Proposed future use of the affected lands; and
- c. Specific activities, including:
 1. Revegetation;
 2. Disposal of refuse or spoil;
 3. Drainage and water control features;
 4. Grading and slope treatment; and
 5. Proposals for the prevention of pollution and the protection of the environment.

4.0 Proposed Land And Water Uses And Proposed Projects

The land and water use plan recommended in the first part of this section (4.1 and 4.2) and the proposed projects (4.3 through 4.7) recommended in the second part of this section translate the policies of the local waterfront revitalization program into actions and projects. A summary of the proposed projects is provided at the end of this section in Table 4-1. These actions and projects will effectively draw upon or positively modify existing waterfront and landside resources to stimulate revitalization as well as facilitate local and regional tourism and environmental preservation and enhancement goals.

All the recommendations discussed below seek to provide a balance of environmental, recreational, and economic development initiatives that support the proposed land and water use plan. The Village of Sackets Harbor is not bound to undertake any project that is proposed, however, substantial funding opportunities are available for projects that are listed.

The proposed projects and programs are organized under the following categories:

- Public Access and Recreational Enhancement
- Infrastructure and Redevelopment Projects and Programs
- Heritage Protection Projects and Programs
- Economic Opportunities

4.1 Proposed Land Uses

The Village of Sackets Harbor has three distinctive character areas: 1) a village center, 2) a traditional village residential area, and 3) a rural open space area. The proposed plan for these areas, as discussed below, seeks to continue to enhance the character and vitality of these areas through a balanced mix of residential uses, business uses, and community uses.

Development, whether incremental or aggressive, can have significant impacts on the village if it is not planned for today. The likely result of maintaining the status quo is suburban-type development. Suburban-type development tends to be piecemeal and

usually disregards the pedestrian experience and relationship to the public realm. For instance, in suburban-type development, new buildings usually ignore physical or visual relationships with streets. Suburban-type streets are also typically wider and end in cul-de-sacs. Over time, the build-out of this type of development, commonly referred to as sprawl, can erase community identity. Most noticeably, this type of development would erode the existing distinction between the village's rural edge and traditional core.

In order to encourage wise use of lands in the village, an illustrative build-out plan was prepared during development of this LWRP (see Figure 4.1 and Appendix G - Map 9). This plan was conceptual and was intended for illustrative purposes only. The existing conditions and property ownership were taken into account as much as possible during the formation of this plan. In all likelihood the plan in certain locations showed a type of development that differed from the wishes of the current property owners, and it was not the intention to force the plan on anyone. Residents and local board members were then involved in meetings to discuss the value of implementing modified land use regulations in the village that would encourage traditional development patterns and practices, including:

- 1) A network of through streets that emanates from the existing village network. The proposed street pattern allows a seamless transition from old to new streets and maintains a healthy pedestrian experience with manageable block proportions.
- 2) A network of open space lands that serve to protect the village's greenbelt.
- 3) The Bicentennial Trail network that provides recreational access throughout the village.

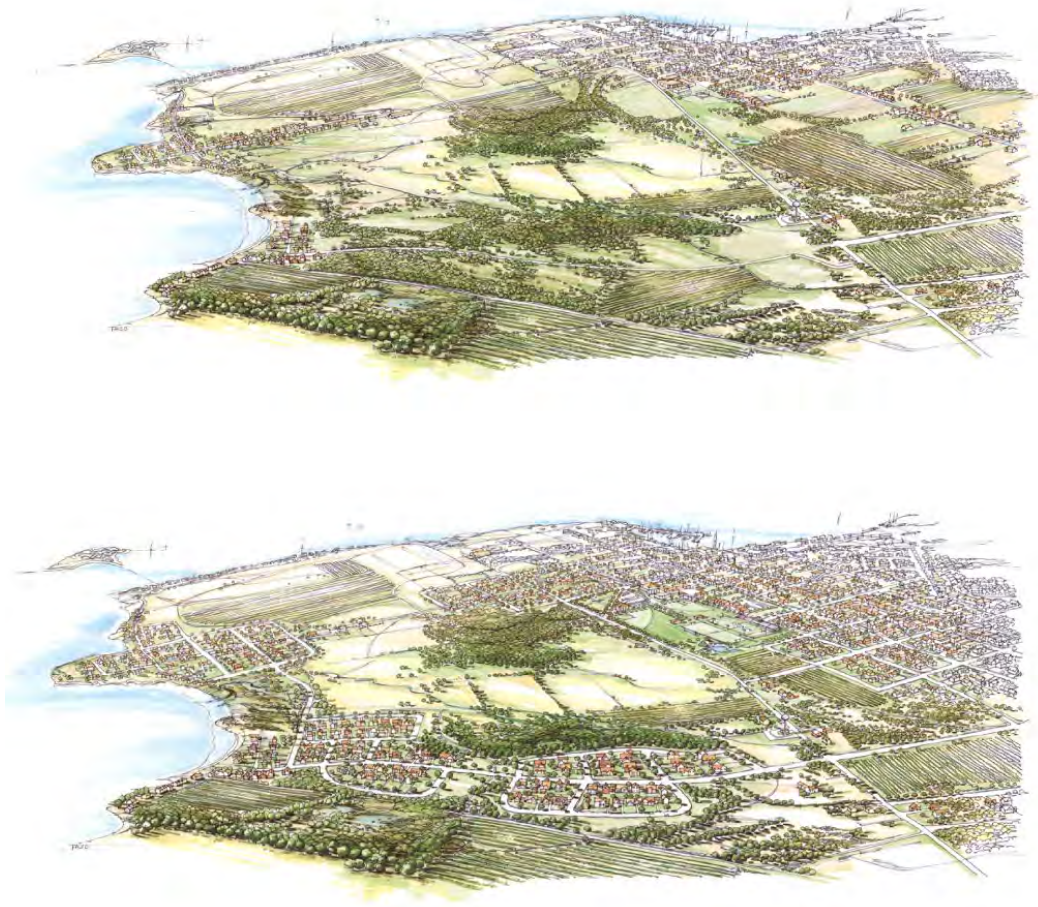
Village Center

The goal of the village center area is to maintain and enhance the historic mixed-use character of West Main Street, while encouraging infill development that is compatible with that character, providing greater amenities to residents and a range of housing options and commercial opportunities. The following provides an overview of the intended character of this area:

General character objective:

- Center of social, cultural, civic, and economic activity
- Mixed-use with a variety of housing types and small scale retail/commercial service
- Traditional small lots
- Traditional architectural design styles and building scales
- Pedestrian-friendly environment
- Calmed vehicle traffic
- Sustainable buildings with traditional materials and features
- Sustainable site practices

Figure 4.1. The top illustration shows existing village development. The bottom illustration shows the potential long-term build-out vision for the village.



Roadway character:

- Traditional street grid layout
- On-street parking
- Pedestrian scaled street lighting
- Open and closed drainage systems
- Continuous sidewalks on both sides of the street
- Limited curb cuts
- Street trees
- Orderly signage

Public frontage character:

- Shopfronts
- Stoops
- Porches
- Lawn, low fences

Building placement:

- Shallow to medium front and side yard setbacks

Typical building height:

- Principal buildings: 4 story maximum; outbuildings: 1.5 story maximum

On-site parking:

- Side and/or rear yard parking
- Linked parking lots
- Shared driveways

Community amenities:

- Sidewalks
- Civic institutions (Visitor Center, library, post office)
- Market Square Park
- Public water and sewer infrastructure

- Harbor Walk

Types of uses:

- Residential (e.g., second floor living, accessory apartment; apartment buildings)
- Business (e.g., hotel, bed & breakfast, retail, restaurant, private marina)
- Community (e.g., church, park, transient docking)

Village Residential

The goal of village residential area is to maintain and enhance the residential neighborhoods surrounding the village center by allowing a variety of housing types, quality business development in scale with the neighborhoods, and flexibility of uses. The following provides an overview of the intended character of this area:

General character objective:

- Traditional residential neighborhood scale and uses
- Buildings with traditional architectural qualities
- Sustainable site practices

Roadway character:

- Primary roads (Ambrose Street, Adams Rd., Main St., Dodge Ave., Military Road):
 - Drainage by open swales
 - Pedestrian scaled lighting; post mounted
 - Continuous sidewalks on both sides
- Secondary streets (residential):
 - Traditional street grid layout
 - Narrow width
 - Open and closed drainage systems
 - On-street parking (one side only)
 - Minimal use of cul-de-sacs
 - Continuous sidewalks on both sides
 - Pedestrian scaled lighting; post mounted

Public frontage character:

- Lawn, porches, low fences

Building placement:

- Shallow to medium front and side yard setbacks

Typical building height:

- Principal buildings: 2.5 story maximum; outbuildings: 1.5 story maximum

On-site parking:

- Side and/or rear yard
- Connected to alley system where possible

Community amenities:

- Sidewalks
- Public parks
- Public water and sewer infrastructure

Types of uses:

- Residential (e.g., single-family, accessory apartment; apartment buildings)
- Business (e.g., bed & breakfast, home occupation)
- Community (e.g., church, passive park, cemetery)

Rural Conservation

The goal of the rural conservation area is to provide a greenbelt around the core area of the village, to encourage agricultural uses of land, protect farmland and environmental resources, expand the Bicentennial Trail network through the greenbelt, and to allow limited compact development that provides a reasonable return to landowners.

General character objective:

- Maintain views of open space and open water

- Single-family residential development clustered where possible to protect environmentally significant features (streams, drainage ways, wetlands, wooded areas, etc.) and blend with farming and agriculture related activities
- Controlled access and green space buffers along village entry road corridors
- Recreational trails (potentially along stream, railroad, and utility corridors) that connect to other areas in the village and the adjacent Town of Hounsfield
- Buildings with traditional architectural qualities
- Sustainable site practices

Roadway character:

- Primary roads (Ambrose St., Adams Rd., Main St., Dodge Ave., Military Road):
 - Drainage by open swales
 - Minimal lighting (at intersections only)
 - Walking path or bicycle trail on one side
 - Attractive and simple gateway features
 - No billboards or off-site signage
- Secondary streets (residential):
 - Alignment conforms to topography
 - Narrow width
 - Drainage by open swales
 - No on-street parking
 - Minimal use of cul-de-sacs
 - Minimal lighting (at intersections only)

Public frontage character:

- Primary roads: open fields, agricultural fields, woodlands, naturalistic plantings
- Secondary streets: porches, lawn, naturalistic plantings

Building placement:

- Primary roads (Adams Rd./Main St.):
 - Variable lot sizes and setbacks
 - Buildings buffered by distance and vegetation
 - Adequate spacing between buildings to allow views to open space

- Buildings proportional to lot size
- Outbuildings grouped on a lot corresponding to the primary building
- Secondary streets:
 - Low density residential or cluster development
 - Small to medium front and side yard setbacks

Building height:

- Principal buildings: 2.5 story maximum; outbuildings: 1.5 story maximum
- Waterfront principal buildings: two story max.; outbuildings: one story max.
- Agricultural buildings: no height restrictions

On-site parking:

- Side and rear yard

Community amenities:

- Swimming beach
- Historic Battlefield/Horse Island
- Scenic views along primary road corridors
- Walking paths and bicycle trails
- Public water and sewer infrastructure

Types of uses:

- Residential (e.g., single-family, accessory apartment)
- Business (e.g., agriculture, bed & breakfast, home occupation)
- Community (e.g., passive park, trails, swimming beach)

The community discussions resulted in drafting of a new zoning law in 2009 that incorporated many of the land use practices described in this section. Following a number of community meetings, public hearings, and revisions, the zoning law was adopted by the Village Board of Trustees in 2014. The zoning law now serves as the foundation for realizing the community's future land use goals.

4.2 Proposed Water Uses

The existing water-dependent uses, including marinas, and their associated infrastructure are proposed to continue within the waters that are under the jurisdiction of the village (see Appendix B-Harbor Management Plan). Water-dependent activities that will continue to occur in the waters of Sackets Harbor are recreational boating, fishing, swimming, and scuba diving. Winter activities that will continue to occur on the ice include ice fishing, cross-country skiing, hiking, kite skiing, and snowmobiling. Projects listed in the following section that address water uses consider the need for additional recreational amenities and improved access to water-based facilities.



Market Square Park

4.3 Proposed Public Access and Recreational Enhancement Projects

This section describes proposed projects to implement the LWRP. The projects are summarized in Table 4-1 at the end of LWRP Section 4. The locations of major projects are depicted on Maps 10 and 11 in Appendix G.

4.3.1 Develop a village-wide Trail system

The village seeks to complete a public village-wide Trail system that links various local and regional destinations (see Appendix G - Map 11). Implementation of the following steps would help complete the Trail system:

- Expand the Trail system through Madison Barracks, the Village Core, and the greenbelt
- Integrate off-road Trail segments with the existing sidewalk system
- Develop a harbor walk by extending the Trail system along or as close to the village's waterfront as public safety, environmental protection, and public and conservation easement requirements allow
- Promote the village as a "bike-friendly" community by accommodating on-street and off-road bike lanes, and providing bicycling amenities
- Develop linkages with existing and future town/county/regional trails
- Integrate a trail signage system with a village-wide signage wayfinding system

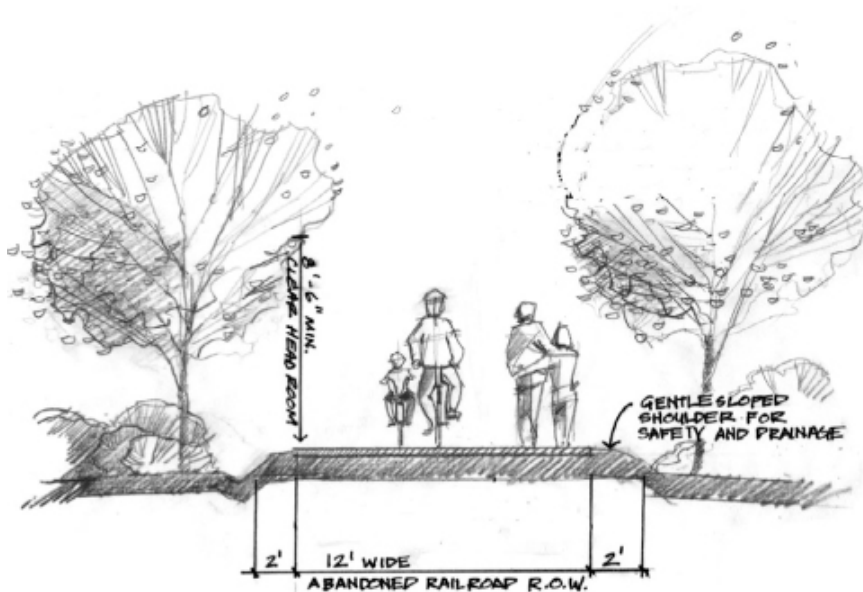


Figure 4.2. A typical section of a trail converted from an abandoned railroad right-of-way.

4.3.2 *Rehabilitate Market Square Park*

The original layout of Market Square Park should be rehabilitated to recapture the historic public space originally intended by village forefathers, as well as incorporate resiliency measures to avoid flood damage in the future (see Figure 4.3). Building on improvements supported by REDI funding in 2021-2022, the following are proposed treatments to rehabilitate this park:

- Redefine the public square space to be ADA accessible with pavers, landscape improvements and seating areas
- Renovate the bandshell including a new roof, ceiling, and LED lighting
- Acquire, when possible, public rights and ownership of private adjacent parcels
- Remove, relocate, or minimize odor impacts from the pump station in the park
- Update and expand interpretive signage on the site
- Create exhibits that present the historic shipbuilding efforts (Eckford's Shipyard) during the War of 1812 (i.e., reconstruction of the "Jefferson" –one of the ships built in Sackets Harbor), as well as later commercial shipbuilding activity
- Construct floating docks extending from the public dock to provide additional transient dock spaces and other facilities to support boating.
- Enhance boating facilities to include rehabilitation and improvements to the boat launches, and increase dock space/slips
- Repair high water damage to facilities utilizing long-term resiliency planning and design techniques
- Improve access to the waterfront by increasing and improving parking, and developing and improving connections between Market Square Park and other historic sites, cultural attractions, public facilities & commercial areas

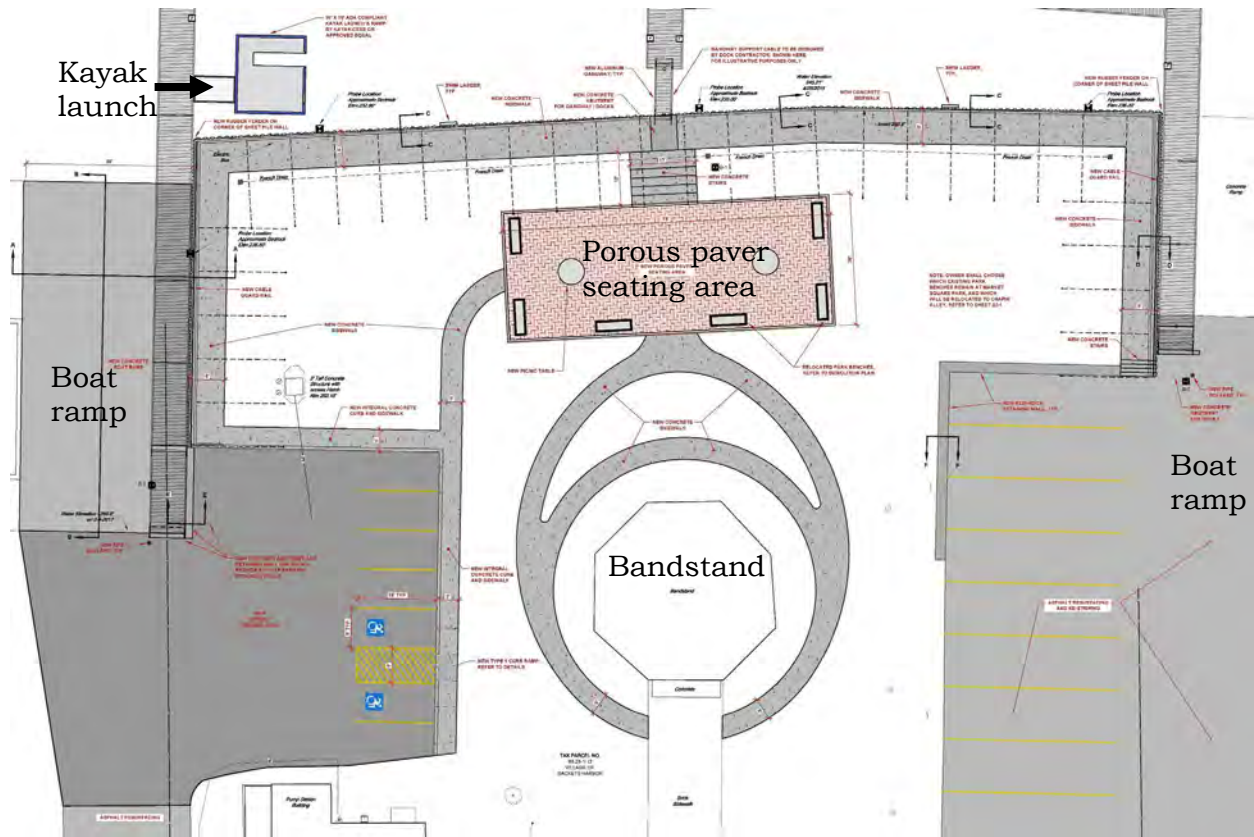


Figure 4.3. Proposed improvement plan for Market Square Park. Plan prepared by BCA Engineers, Architects, and Land Surveyors, PC - May 2022

4.3.3 Develop an outdoor swimming area

Village residents have consistently rated the need for a public swimming facility in the Village to be amongst the highest recreational priorities. The topography and development patterns along the Lake shoreline substantially limit potential swimming sites. Although currently privately owned, the sandy cove located near Boultons Beach provides the best potential option for public swimming access to Lake Ontario. Enhancement and development of this area for swimming and a car top boat launch would enable continuation of both passive water-enhanced activities and active water-dependent uses. This project also proposes parking, benches, and picnic areas with universal access. Minimizing impacts to sensitive shoreline areas and adjacent private residences must be part of the scope of the improvements.

Figure 4.4. Proposed swimming beach area near Boultons Beach.**4.3.4 Redevelop the Pipeline Pier for public use**

The abandoned pipeline pier, located on the Battlefield State Historic Site, off Ontario Street, should be rehabilitated and converted into a public viewing platform and fishing pier. Stabilization of the pier for these programs would support water dependent and educational activities. Proposed improvements to the abandoned oil pipeline pier include a stationary telescope, creative lighting, and interpretative signage regarding scenic views, historic events, and physical characteristics (i.e. limestone cliffs). Universal accessibility to the pier should be included in the program, as well as connections to the village-wide Trail system. Potential use of the pier as a docking station for larger ships, such as Great Lakes cruise ships, also should be considered in the rehabilitation program. Conceptual planning for this project was done as part of the 2016 Waterfront Feasibility Study (see Appendix J).



Figure 4.5. This illustration shows the proposed access to the pipeline pier. Note the proposed site lighting and interpretive signage.

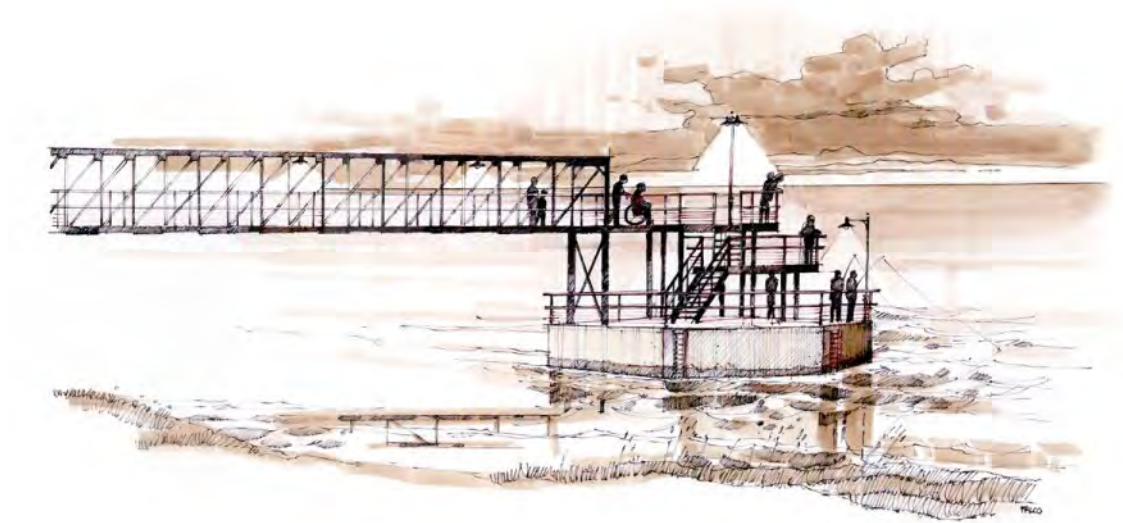


Figure 4.6. This illustration shows the proposed reuse of the pipeline pier as viewing platform and fishing access destination.

4.3.5 *Enhance Stoodley Park facilities*

The children's playground and ice-skating rink located at the rear of the Municipal Building in Stoodley Park require improvements. In addition to the obvious benefits for families in the village, improvements to this park would improve the village's quality of life for visitors and residents with young children. Improvements to recreational amenities would also be consistent with the plan to convert the Municipal Building into a village recreation center.

- This municipal park has been renovated with funding through the Heritage Area program. It contains a toddler playground, basketball court, skating area and garden sitting area.

4.3.6 *Improve water access from Chapin Alley and Hamilton Street*

REDI funding in 2021-2022 supported initial development of low impact, universally accessible, non-motorized boat launches at the waterside end of Hamilton Street and a viewing/fishing dock at the end of Chapin Alley. Additional funding is needed for , bike racks, picnic tables, ADA accessible sidewalks, and a small amount of parking. Also, proposed is a boardwalk from Chapin Alley along the waterfront to the village dock. These improvements would supplement the opportunity for water access by residents and visitors intending to use kayaks, canoes, or shells for sculling. The proposed program should also consider linkage to the village-wide Trail system, including the Harbor Walk.

4.3.7 Develop a recreation center

A development study should be completed to investigate the opportunities for moving the municipal offices and fire station to a new or rehabilitated structure in the village core that could accommodate the services/space needs. Ideally, these services should remain in a single building. A potential location for a new facility is at the proposed municipal triangle-shaped green near the school. A study on the adaptive reuse of the existing municipal building should be completed simultaneously with a feasibility study for the new building. The preference is to maintain the existing municipal building under public ownership and provide an indoor recreation center for the community.

4.3.8 Create a master plan for the LDC/Augsbury Oil Property

The LDC/Augsbury Oil property parcel presents enormous opportunities for implementation of the goals, objectives and policies of this LWRP/HAMP/HMP which also will be adopted separately as the Village's Comprehensive Plan. The issues raised by any use/development proposal should be thoroughly examined by the Local Development Corporation (LDC) with full participation of the public in light of those goals, objectives and policies. The village needs to create a concept master plan to define the community's vision and to attract appropriate development. See Appendix H, "Land Development Corporation Property Development Scenario Planning Process", for preliminary planning work done for this site by the SUNY ESF Center for Community Design Research in 2009.

4.3.9 *Develop an indoor pool facility*

An indoor public pool facility would complement existing village recreational programs. The location of this facility could be associated with other recreation sites or institutions (i.e., school system or Madison Barracks – Health Club) in the village.

4.3.10 *Ambrose Street Park*

This village property should be developed to increase public access of the waterfront through exploration of active water uses and installation of public amenities such as picnic facilities, benches, and bicycle racks. The Village-owned waterfront parcel at the end of Ambrose Street presents an opportunity to provide the public with access to the water with a beautiful park-setting. Potential uses include kayak launch, fishing pier and picnic area. Conceptual planning for this project was done as part of the 2016 Waterfront Feasibility Study (see Appendix J).

4.3.11 *Realign Adams Road*

The illustrative build-out plan for the village proposes the realignment of Adams Road west of the school. The purpose of this realignment is to improve the circulation into the village by connecting Adams Road with the traditional street grid and to eliminate the existing awkward radial turn into the village core. Other benefits of the road realignment include property expansion for the school, a public green that mirrors the scale and form of Washington Park at East Broad Street, and developable land for new municipal facilities and mixed-use.



Figure 4.7. This plan illustrates the potential triangular public green space and adjacent development that could occur by realigning Adams Road and squaring off the Broad Street intersection.

4.3.12 *Develop a Mill Creek Water Resource Management Plan*

The Mill Creek corridor is a significant natural and scenic resource in the village. Because of its natural qualities and association with Native American and post-European settlements, this water feature deserves a high level of protection from neighboring development. A professionally guided ecological restoration plan would help clarify the biology and water quality characteristic of this fragile resource. This study would also establish a policy for managing recreation use. The village, with the Town of Hounsfield should seek funding for a bioassessment study and stream bank restoration study.

4.3.13 *Upper West Main Street Trail Spur*

A pathway is proposed to guide pedestrians from West Main Street to the wood observation deck at the waterfront.

4.3.14 *Battlefield Harborfront*

A boardwalk is proposed that would be constructed along the waterfront for launching kayaks and to serve as an observation deck. Signage would be installed including interpretive panels regarding the ecology and history of the harbor. Conceptual planning for this project was done as part of the 2016 Waterfront Feasibility Study (see Appendix J).

4.3.15 *Harbor Walk Trail*

Development of a Harbor Walk, consisting of a water and land trail with support facilities and amenities, is proposed to connect the waterfront from Madison Barracks to the Village inner harbor and other sections of the village-wide trail system.

4.4 Infrastructure and Redevelopment Projects and Programs

4.4.1 *Bury utilities*

The existing aboveground utility poles and wires on West Main Street and Broad Street distract from the streetscape and buildings in the historic village Core. Placing these utilities underground would further reinforce the historic integrity of the village center and village residential areas.

4.4.2 *Improve public parking*

As the village continues to grow in terms of residential population as well as new retail and professional establishments, parking should be addressed with a comprehensive parking strategy. In addition, existing parking lots should be made more inviting and visually appealing with plantings that flower in the summer months. Permeable paving that reduces stormwater runoff should also be considered when public parking improvements are proposed. Proposed parking improvements include the following:

Visitor Parking

Initially, the village will explore the potential for shared use of existing lots in the village. The village parking lot off of West Main Street is often at full capacity during the peak summer months, with a line of cars waiting to get in. At the same time, it appears that parking lots at the Catholic Church, the State Historic Battlefield Site, and the public school are not always used to full capacity during the peak tourist season. The village may also initiate discussion and seek agreements for shared use with the church, New York State, and the school district. Each of these areas is within walking distance of the harbor and village center.

As tourism in the village grows, it may be necessary to purchase or rent land for municipal lots. These lots should be located within easy access from the main village entry roads and should have space for 100 plus cars, including a vegetation buffer screen around the lot. The LWRP/HAMP/HMP recommends two general areas for consideration:

- The site of the Town Court building (formerly Third Alarm Building) at the corner of Washington and Hill Streets
- Adams Road across from the school

The Adams Road site is located on a major village entry. During the school year, the Adams Road site could provide additional parking for school athletic events.

Public parking could also be increased by expanding the existing public lot on West Main Street and by developing pull-in parking along Barn Alley. The village will explore opportunities to maximize parking potential in areas around West Main Street where it will not have an adverse impact on surrounding land uses, historic character or visual resources. The undeveloped area along Barn Alley offers this potential. Expansion of parking in this area should include placement of fences and hedges to screen the parking area from adjacent residences.

Boat Trailer Parking

Access to the village parking areas adjacent to the boat ramps for autos and trucks pulling with boats trailers should be limited to “live” use only (particularly on weekends and during special events). All trailer parking should be directed to “off-site” long-term parking areas. The village will look for opportunities to relocate the boat trailer parking area on Bayard Street to remove boat trailers from the street. This temporary parking facility should be located within easy walking distance of the launch. The Third Alarm property on the corner of Washington and Hill Streets would provide adequate space for such a parking facility. This site could accommodate a large number of boat trailers for longer periods of time without impacting the harbor. The area behind the Town of Hounsfield Court Building could also be considered for trailer parking through an agreement with the Town of Hounsfield. Proper signage noting the location of this parking areas should be placed at the village boat ramp parking areas.

Bus Parking

Because of the historical and special character of the village center and the general incompatibility of large tour buses in this area, it is recommended that buses

accessing the Visitor Center not be allowed to park in the Main Street area, but rather be directed to an off-site, but nearby location such as the existing Battlefield State Park parking lot on Hill Street.

4.4.3 *Wayfinding signage*

The object of an effectively communicated way finding system is to get visitors out of their initial mode of transportation (i.e. cars, buses, motorcycles, boats, bicycles, etc.) and become pedestrians who immerse themselves into the communities that they are passing through. To do this, however, it is important to develop a coordinated communication network that starts with the automobile or boat traveler and gradually, and conveniently, moves the visitor into and around the community. Consequently, it is recommended that a hierarchical communication network be developed. The strength of this hierarchy of signs is that it clearly connects the traveler's transition from an automobile or boat, to a walking environment, and a visitor experience.

Part of this coordinated signage system should be placement of informational signage at all public and semi-public boating facilities. The signage should include, but not be limited to, the following considerations:

- Listing of services offered by the facility and required fees
- Posting of all rules and regulations for use of the public boating docks, ramps, and mooring and anchorage areas
- Location of both short term and overnight parking facilities
- Location of marinas and boat repair, service and supply facilities, including laundry, pump out, showers, ice and fuel
- Location of various commercial facilities such as grocery stores, retail shops, lodging, restaurants, and laundromats
- Telephone numbers of taxi services, coast guard, police, and fire department
- Locations of other points of interest such as historic structures, scenic vistas, parks, theaters, and other cultural attractions
- Notices regarding special community events and activities

4.4.4 *Encourage alternative transportation opportunities*

Enhanced access to businesses and sightseeing destinations in the village can be encouraged through the following modes of transportation:

- Local bus/trolley
- Small ferries or water taxis to islands and historic sites
- Kayak/canoe, golf cart, scooter, bike, or Segway rentals

4.4.5 *Stabilize shoreline at the Ontario Street Outfall*

The Ontario Street sewer outfall infrastructure has experienced severe erosion due to high water levels. Shoreline stabilization and erosion prevention efforts are needed to stabilize and prevent further deterioration of both the wastewater outfall and the adjacent roadway infrastructure. REDI funding was allocated in 2021-2022 for this project, however additional measures may be needed in the future to further stabilize the surrounding infrastructure and provide continued resiliency in the face of fluctuating water levels due to climate change.

4.5 Heritage Protection Projects and Programs

4.5.1 *Improve Heritage Area Visitor Center (Augustus Sacket House)*

Funding is warranted for two proposals to improve the Heritage Area Visitor Center. The first proposal is to complete a structural assessment of the building to determine what physical facilities in the building require upgrades. The second proposal is to initiate the process of updating and revising the interpretive exhibits offered at the facility.

A Heritage Area Interpretive Plan should be developed in coordination with the Battlefield Foundation, Historical Society and Hay Memorial Library. In conjunction with this plan, the overall operation of the Visitor Center should be continuously reviewed and assessed by the Advisory Committee, and all options to improve operations should be explored. In particular, there should be on-going efforts to improve the operations of the Visitor Center through coordination and increased interaction with other similar facilities in the village, such as the Battlefield, Historical

Society, Hay Memorial Library, Pickering-Beach Museum, and Arts Center. This interaction could consist of shared space, services, personnel and resources; as well as cooperative interpretation and marketing efforts.

4.5.2 *Complete rehabilitation of the Pickering-Beach Museum*

Rehabilitation of the cottage should be completed to accommodate the orientation exhibit, office space and gift shop. An updated site plan that coordinates with the State Battlefield Historic Site should be developed. Improvement of the entrance with pavers, walkways, stone piers, plantings, and green infrastructure stormwater management practices will improve aesthetics and resiliency and create a more welcoming site for this important community and tourist amenity. An interpretive plan should be developed to include use of a virtual tour and other strategies to improve access to the Museum and cottage. The collection management plan should be updated and the collection inventory digitized.

4.5.3 *Continue improvements and interpretation of Fort Pike*

The village will continue with its efforts to preserve, interpret and improve visitor access and amenities at this site, and explore transfer of the site to NYSOPRHP as an expansion of the Battlefield State Historic Site.

4.5.4 *Complete rehabilitation of the Stone Hospital*

The village will look for ways to support the Foundation in its efforts to rehabilitate the Stone Hospital and find an owner or user that would appropriately use and maintain the building.

4.5.5 *Implement the Battleground Preservation Plan*

Public understanding of the archeological significance of the 1812 battleground and its role in the history of Sackets Harbor, the region and the entire nation can be developed through the cooperative efforts of the village and local, county, regional, and state historical organizations. In conjunction with the Battleground Preservation Plan (see Appendix I), continue to:

- Acquire, as opportunities arise, public ownership or public rights to battleground areas and associated sites, including associated areas at Madison Barracks and Storrs Road. With property owners and local and state government representatives, seek to maintain the land in a manner sensitive to its historical/archaeological significance as well as to its surrounding natural and manmade environment. Seek Historic Landmark status for the Battleground.
- Develop educational programs related to the War of 1812 with the Sackets Harbor Historical Society, the State Historic Site and the Sackets Harbor School District for adults and children, including onsite information, brochures, walking tours, videos, etc.
- Collaborate with the State on commemorative programs and projects celebrating the War of 1812.

4.5.6 *Support rehabilitation of Madison Barracks*

The village will explore ways to support all appropriate efforts by the owners of Madison Barracks to rehabilitate the existing vacant structures. The village can assist in the private redevelopment of Madison Barracks by acting as a liaison or partner for governmental grants or loans and by accepting responsibility for the streets, Stone Tower, and public services within the compound, when brought up to acceptable standards. Steps would include reviewing the current PDD with the owners, updating the PDD as necessary, and ensuring that it is adequately detailed and documented. Specific items to be addressed include the following:

- **Vacant Buildings**

Clarify the proposed development, through preservation and rehabilitation, of vacant properties such as the Theater, Stone Tower, Mess Hall, and the Barracks Building. The village will work with Madison Barracks partners to take all steps possible to ensure that the property owners take immediate measures to weatherize the existing vacant buildings to prevent further deterioration, and conduct on-going maintenance of all buildings as needed.

- **New Development and Uses**

Identify proposed new development and uses that are compatible with this plan and the goals of creating a sustainable village economy as a year-round destination.

- **Open space, Waterfront Access, View sheds**

The updated plan should ensure continued maximum preservation of open space (beyond the Burial ground, Parade Ground and Polo Field), view sheds along the Black River Bay – Mill Creek waterfront, as well as public access (via expansion of the Trail system) to those open spaces and view sheds.

- **Additional compatible uses**

- Theatre - Auditorium/Performing Arts Center

The Theatre should be rehabilitated as a public auditorium/performing arts center. Other potential uses are as an adjunct facility for a Lake Ontario-Black River Bay Research Center, a Military Heritage Center, or a conference center.

- Mess Hall - potential uses include Lake Ontario-Black River Bay Research Center, adjunct facility for Military Heritage Center, adjunct facility for performing arts center, antique-arts market, office space, commercial use, part of conference facility.

- Post Exchange (Health Club) – The former PX is currently being operated as a fitness center as an adjunct site by the Watertown YMCA.

- Stone Water Tower – The Stone Water Tower is in critical need of repair to its roof and structure. The village and owners should explore the full range of options for ownership and other issues related to the Stone Water Tower in order to preserve this significant heritage resource.

4.5.7 *Protect and support the village's historic cemeteries*

Cemeteries are now more widely recognized for their value in communities because of their historic, natural and even recreational resources. The village will continue to support the Lakeside Cemetery in its efforts to maintain and preserve its qualitative values, while exploring ways in which to appropriately expand its benefit to the community. The village will also explore opportunities to work with the ad-hoc Military Cemetery Committee to heighten the awareness of the Military Cemetery and seek funding for improvements to the cemetery as proposed in a 2003 site plan. Also consider public acquisition of adjacent properties to allow expansion of the Military Cemetery and/or buffer the cemetery from encouraging development.

4.5.8 *Support public/private preservation programs*

Public funding should continue to be pursued to assist and support efforts by private owners to rehabilitate/restore historic buildings and sites. Encouragement and support for preservation initiatives could come from a Heritage Area awards program that would acknowledge such efforts as "good stewardship", physical improvements, and Heritage Area volunteers and sponsors.

4.5.9 *Continue to support Hay Memorial Library initiatives*

The village supports the Library's goal to become a center for information, education and community building, and should be fully integrated into the Heritage Area Program.

4.5.10 *Continue to support the Historical Society's History Center*

The rehabilitation of the Sackets Harbor Bank building for mixed commercial and museum use continues to serve as a model demonstrating the value of historic preservation as a tool for economic and community development. The village supports its strong, long-standing partnership with the Historical Society and its efforts to implement the Heritage Area Program.

4.5.11 *Develop a Heritage Area Interpretive Plan*

A comprehensive Heritage Area Interpretive Plan should be developed in coordination with the Battlefield, Historical Society, Madison Barracks, Battlefield Alliance and Foundation. The plan should include public education projects for all age groups, coordinated with the above partners to promote public awareness of the historic resources present in the village. This can be accomplished through a number of measures, including:

- A funded project to identify, study, describe, and promote the importance of the village's architectural heritage through publications, exhibits, markers, signage, and self-guided walking tours like the outstanding series done by the Sackets Harbor Historical Society years ago.
- Programs to highlight the village's role in development of transportation routes. Sackets Harbor's position on a Great Lake, its association with a historic train line, and its links to a once proposed canal, yields countless opportunities to enrich resident and visitor experience.
- Signs – History can deepen the experience of the waterfront through interpretive signs and panels, statues, and installations representing bygone waterfront and shipping activities. Additional markers or timelines along the shoreline coordinated with interpretive materials in the Sacket House Heritage Area Visitor's Center and the Pickering Beach Museum can acquaint residents and visitors with Sackets Harbor's journey through history to the present.
- Information kiosks in the Sackets Harbor business district to provide information regarding historic buildings and events in the immediate area.
- An updated historic map of Sackets Harbor illustrating the village's historic resources and the connections between them and other points of interest in the village and the region, such as the canal that once was aligned through the village to provide water power.

4.5.12 *Inventory Private and Public Open Space Resources*

The village, with the Town of Hounsfield, should complete a detailed study of existing open space. This inventory would allow the village to better understand which land should be retained as open space for the purposes of preservation and recreation. The

village will explore developing a set of criteria to evaluate its inventory of public and private open space land. These criteria will be consistent with NYS coastal policies (see Section 3.0) and address environmental features, preservation and use goals, planning implications, economic implications, and acquisition issues. Among these criteria will be the potential impact of public ownership on the village's tax revenue. The village's tax base should be preserved wherever feasible. Therefore, tax-exempt properties should receive a higher priority for acquisition, and acquisition of property that is currently on the tax rolls should be considered only as a last resort after all other options have been explored for obtaining the desired use of said property. The village will look for local sources of funding in conjunction with county, state, and federal matching funding resources to conserve the important open space resources identified in the study.

4.5.13 *Support Re-purposing of the Union Hotel*

The Union Hotel is owned and managed by NYSOPRHP. The building had been used by Great Lakes Seaway Trail, Inc. as its Discovery Center since 2000. But the building has been largely unused since the recent demise of that organization. The Village considers the Union Hotel to be one of the most significant buildings in the Village due to its historic significance and high state of preservation, location, and size. For those reasons, repurposing of the Union Hotel to be an active historic and economic resource is one of the Village's very highest priorities. The Village supports its on-going partnership with NYSOPRHP and efforts to preserve and re-purpose the Union Hotel. All options should be considered and aggressively pursued towards achievement of that goal, including ownership by the Village.

4.5.14 *Support Preservation & Re-purposing of the Old Stone Chapel (formerly Christ Episcopal Church)*

The Christ Episcopal Church was acquired by the Sackets Harbor Historical Society in 2021 and re-named the Old Stone Chapel. The Village supports the efforts by the Historical Society to preserve and re-purpose the Old Stone Chapel as a multi-use historic and community resource.

4.6 Economic Opportunities

The Village of Sackets Harbor desires a viable year-round economy that provides opportunities for residents to live, work and play, as well as reasons for tourists to visit. The opportunities below provide a guide on how to accomplish this goal.

4.6.1 *Diversify commercial and service offerings*

Understanding who is coming to Sackets Harbor and what type of amenities and services they expect is the foundation for continued success. By fostering the development of and by nurturing more specific goods and a service-based niche, the village has enormous potential to draw a resident and visitor base that can extend the season on both ends. For Sackets Harbor, this should include niches that build around restaurants and culture. Cultural attractions, in particular, have become an increasingly powerful tool for attracting tourists. Studies have found that large numbers of travelers are more interested in a museum or music festival than in a theme park. Sackets Harbor can couple its unique, walkable environment with its cultural opportunities and waterfront to attract a broad group of visitors to the community. Nearby populations, such as military families at Fort Drum, should be considered as possible visitors.

Other niches that should be considered include the following:

- **Retirees.** Communities with an attractive range of resources and interesting commercial cores have become increasingly important to those who are considering where to retire or have a second home. Additionally, communities that can offer opportunities for residents to live within a community and walk to their boats are also very attractive. Sackets Harbor can capitalize on the opportunity to provide housing within walking distance to a viable commercial district as well as boat docking areas. With 20 million Americans projected to retire in the coming decade, the attractiveness of this niche for Sackets Harbor can only be expected to grow. What's more, this same demographic has the ability to contribute significantly to downtown merchant revenues. Many of these retirees spend their money locally on services and many like to eat out often.

- **Tourists.** In addition to a growing retiree niche for Sackets Harbor, it cannot be ignored that the community has a history of being a visitor destination. Like the retirees living in the community, tourists eat out at local restaurants. In addition, heritage, cultural and eco-tourism are becoming increasingly important travel industry niches. The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present.” According to a recent study by the Travel Industry Association of America, people who engage in historic and cultural activities spend more, do more, and stay longer than other types of U.S. travelers. Baby boomers in particular wish to experience history through travel, visiting the authentic places where significant events occurred or made relevant contributions to the development of America. Likewise, international visitors to the U.S. desire a deeper understanding of America’s heritage. Heritage tourism’s popularity, though, also stems from the opportunity to educate. The American heritage traveler is older, better educated, and more affluent than other tourists. Sackets Harbor, with its historic intact commercial core and surrounding environmental features has great potential to be successful focusing on these heritage and eco-tourism niches.

4.6.2 *Create a business recruitment/development program*

The Heritage Area Director should assist the Chamber of Commerce in the establishment and implementation of a business recruitment program. The primary purpose of this program would be to create a sustainable commercial district. This can be accomplished by:

- Developing a targeted Sustainable Business Recruitment Program to make Sackets Harbor a retail/cultural destination. Identify and implement innovative strategies to make Sackets Harbor a better host for business through exploitation of communication, transportation and energy technologies. The Program should identify and recruit complimentary businesses – activities that are consistent with the character of Sackets Harbor and support each other. Efforts should continue to develop Sackets Harbor as a cultural center based

upon its historical resources and budding arts and entertainment movement. This effort will be supported by the growing identity of Sackets Harbor as an antiques/specialty shop center, as well as its reputation for fine dining establishments. Further development of its recreation resources would also support this effort. Other types of businesses that would contribute to a sustainable economy are those that are not dependent on walk-in clientele, “drive anywhere to” businesses, and other businesses that do not require personal contact with clients.

- Identifying funding sources for development and improvement of commercial areas.
- Evaluating the use of tax incentives as a catalyst for change within the commercial district.
- Forming a Business Improvement District (BID).
- Developing a retention and new business incentive package. Develop commercial opportunities relating to the Waterfront for local merchants: e.g., coffee house/café, food concessions during the summer months or in connection with the waterfront concerts and other events, services for commuters, canoe/kayak rental, and jitney service.
- Developing additional commercial opportunities during the summer months or in connection with the waterfront concerts and other events, services for commuters, canoe/kayak rental, and jitney service.

4.6.3 *Develop a marketing plan*

A long-term marketing plan should be developed with the Town of Hounsfield to address the following:

- Tourism strategies
- Strengthen the existing Chamber of Commerce
- Assist in the coordination of Village Boards and committees regarding Downtown/Waterfront matters
- Advertising campaigns for local businesses/restaurants/services
- Business District Newsletter enhancements
- Coordination with the LWRP/HAMP/HMP
- Mutually beneficial alliances in the village center

4.6.4 *Encourage and Support Overnight Accommodations*

Both residents and visitors expect the need for more overnight accommodations in the village Core. It has been indicated that accommodations are needed for both business travelers and tourists. Facilities for overnight guests should be encouraged in the village Core with the idea that they can be both a service and an economic asset to the village. Parking and architectural quality and character would need to be considered for such private proposals.

4.6.5 *Development of a Farmer's Market and Other Alternative Commercial Activities*

The village will look for opportunities to support efforts to develop a farmer's market and other forms of alternative commercial opportunities and activities, such as pop-up businesses and virtual working.

4.6.6 *Consider the development of a Conference Center*

Several of the vacant buildings at Madison Barracks (Theatre, Mess Hall, Headquarters, Health Club) are potential sites for a small conference center, either individually or as a complex. A conference center could be developed in conjunction with other developments such as a performing arts center, military heritage center or Lake Ontario – Black River Research Center. Further study is necessary on the feasibility and marketability of such a facility.

4.6.7 *Develop a Military Heritage Center*

In relation to the battlefield expansion, create a military heritage museum that provides interpretive exhibits and a central location to tie together the Battlefield Site, Horse Island, Fort Pike, Military Cemetery, and the War of 1812 burial ground in Madison Barracks. This museum could also provide facilities for research on the War of 1812. Further study is necessary on the feasibility and marketability of such a facility.

4.6.8 *Support the Arts Center*

The village continues to support the efforts of the Historical Society and Arts Association of Northern New York to rehabilitate the Samuel F. Hooker House for use as a regional center for the arts.

4.6.9 *Support Underwater Boat Tours*

To enhance the interpretation of the military and marine history of the region, the village encourages the private development of a boat tour and scuba diving business. This type of enterprise would enhance visitor experience and understanding of not only the military history of the area, but also the marine history and geology of the Lake Ontario coastline.

4.6.10 *Support Private Preservation Programs*

Public funding should continue to be pursued to assist and support efforts by private owners to rehabilitate/restore historic buildings and sites. This includes supporting efforts to beautify West Main Street and the commercial building façade improvement program. Encouragement and support for preservation initiatives could also come from a Heritage Area awards program that would acknowledge "good stewardship" efforts, physical improvements, and Heritage Area volunteers and sponsors.

4.6.11 *Coordinate with Sackets Harbor Central School District*

The village will continue partnerships with the school on common issues such as shared services, recreation facilities and programs, community service projects, and community education programs, and programs fostering a sustainable community.

4.6.12 *Support a marine education program*

The village will look for opportunities to work with local, regional and national educational/environmental/marine organizations to develop a marine education program(s) for all ages. An environmental education program concerning Lake Ontario's tributaries, fish and bird habitat, and geology would bring regional visitors and bolster the village's reputation as a cultural destination. The NOAA Great Lakes Environmental Recreation Laboratory and the Great Lakes Research Consortium are

resources to consider. The village will also consider supporting an international Lake Ontario marine ecology research center.

4.6.13 *Enhance coordination with regional entities and plans*

The village will work to increase participation and enhance relationships with the following regional entities and planning initiatives:

- 1000 Islands Tourism Council
- Fort Drum (*marketing, housing, and recreation*)
- Tug Hill Commission
- Olympic Trail State Scenic Byway
- Thousand Islands Land Trust
- City of Watertown Black River Recreation Plan

4.6.14 *Develop a Maritime Heritage Center*

The Village will work with partners in exploring opportunities to develop a maritime heritage center, which would interpret and demonstrate the rich military and civilian maritime history of Sackets Harbor and the role it played on the Great Lakes and St. Lawrence River.

4.6.15 *Develop a Heritage Arts and Trades Center*

The Village will work with partners in exploring opportunities to develop a Heritage Arts and Trades Center, which would serve to foster traditional arts and trades through education and cooperative marketing and retail opportunities.

4.7 Events

All community events should be consistent with the character of Sackets Harbor in terms of size, quality, and components. Ideally, an event should commemorate, celebrate or otherwise relate to themes identified with Sackets Harbor. Priority should be given to those themes most unique to Sackets Harbor – its military heritage and waterfront. Because of the local, state, and national significance of Sackets Harbor's military heritage, it is critical that any event commemorating it be historically

authentic and relevant. There have been no significant events centered on the village’s waterfront or maritime heritage. Special efforts should be made to create such events.

Winter events pose special challenges because all are inherently dependent on the weather. The same conditions necessary to create snow and ice needed for some such events may also hinder public participation in such events. The village will explore ways to increase winter use of its resources through development of facilities and sustainable programs, and events in the winter.

Below are events that should continue to receive the support of the village.

- CANAM Festival
- Concerts on the Waterfront
- War of 1812 Weekend

Table 4-1. LWRP Implementation Recommendations Summary

LWRP Section	Recommendations – Listed According to Timeline	Budget Needs	Timeline
4.5.6 4.5.8 4.5.9 4.5.10 4.6.4 4.6.8 4.6.9 4.6.11 4.6.13	Support rehabilitation of Madison Barracks Support public/private preservation programs Support Hay Memorial Library initiatives Support the Historical Society’s History Center Encourage and support overnight accommodations Support the Arts Center Support Underwater Boat Tours Coordinate with Sackets Harbor Central School District Enhance coordination with regional entities and plans	Low	Ongoing
4.4.4 4.5.7 4.6.1 4.6.10	Encourage alternative transportation opportunities Protect and support the village’s historic cemeteries Diversify commercial and service offerings Support Private Preservation Programs	Medium	
4.5.2	Complete the rehabilitation of the Pickering-Beach Museum	Low	
4.3.8 4.3.10 4.3.12 4.3.13 4.5.11 4.5.12	Create a master plan for LDC/Augsbury Property (PRIORITY PROJECT) Ambrose Street Park Develop a Mill Creek Resource Management Plan Upper West Main St. Trail Spur Develop a Heritage Area Interpretive Plan Inventory private and public open space resources	Medium	1-2 years
4.4.3 4.4.5 4.5.3	Wayfinding signage Stabilize shoreline at the Ontario Street outfall Continue improvements and interpretation of Fort Pike	High	

LWRP Section	Recommendations – Listed According to Timeline	Budget Needs	Timeline
4.3.1 4.3.5 4.3.6 4.3.14 4.3.15 4.4.2 4.5.5 4.5.13 4.5.14 4.6.2 4.6.3 4.6.5 4.6.12	Develop a village-wide Trail system (PRIORITY PROJECT) Enhance Stoodley Park facilities Improve water access from Chapin Alley and Hamilton Street Battlefield Harborfront Harbor Walk Trail Improve public parking Implement the Battleground Preservation Plan Support Re-purposing of the Union Hotel Support Preservation & Re-purposing of the Old Stone Chapel Create a business recruitment/development program Develop a marketing plan Development of a Farmer’s Market and Other Alternative Commercial Activities Support a marine education program	Medium	2-5 years
4.3.2 4.3.3 4.3.4 4.5.1 4.5.4	Rehabilitate Market Square Park (PRIORITY PROJECT) Develop an outdoor swimming area (PRIORITY PROJECT) Redevelop the pipeline pier for public use (PRIORITY PROJECT) Improve the Heritage Area Visitor Center Complete the rehabilitation of the Stone Hospital	High	
4.3.7 4.3.9 4.3.11 4.4.1 4.6.6 4.6.7 4.6.14 4.6.15	Develop a recreation center Develop an indoor pool facility Realign Adams Road Bury utilities Consider the Development of a Conference Center Develop a Military Heritage Center Develop a Maritime Heritage Center Develop a Heritage Arts and Trades Center	High	5-10 years

Table 4-1 identifies a general timeline for the projects to be completed and approximate budgets. The approximate budgets are categorized into three levels: Low (\$30,000 or less), Medium (\$30,000 - \$200,000), and High (\$200,000 or greater).

5.0 Techniques For Local Implementation

This section sets out strategies to implement the LWRP. This section considers existing laws that relate to the LWRP policies, as well as identifying proposed laws, amendments and other village actions necessary to support the LWRP policies. A management structure for implementation and consistency review is presented, along with an outline of the financial resources that may be necessary to implement the LWRP. A summary of the local laws that implement the LWRP is provided in Table 5-1 (see Section 5.4).

5.1 Existing Local Laws and Regulations

5.1.1 *Zoning and Subdivision Law*

The village adopted a zoning law in 2014 that also includes site plan review and subdivision approval. There are four land use districts and one “overlay” district in the zoning law. The land use districts are described below and shown on the zoning map (see Appendix G - Map 3).

Village Center District (VC)

The purpose of this district is to maintain and enhance the traditional mixed-use character of the Village Center, while encouraging infill development that is compatible with that character, providing greater amenities to residents and a range of housing options and commercial opportunities.

Village Residential District (VR)

The purpose of this district is to maintain and enhance the residential neighborhoods surrounding the Village Center, allowing a variety of housing types, quality business development in scale with the neighborhoods, and flexibility of uses.

Rural Conservation District (RC)

The purpose of this district is to provide a greenbelt around the core area of the Village (VC, PDD, and VR Districts), to encourage agricultural uses of land, protect farmland and environmental resources, create a network of trails through

the greenbelt, and to allow limited compact development that provides a reasonable return to landowners.

Planned Development Districts (PDDs)

The purpose of these districts is to enable Planned Developments that were approved prior to the adoption of this Local Law to continue to develop pursuant to the approvals received and to allow new PDDs in appropriate circumstances.

Historic Preservation Overlay District (HP)

The purpose of this Overlay District is to protect the traditional character of portions of Village with important historic value, as further described in Section 4-3. This district includes all of the VC District and portions of the VR, RC, and PDD districts.

The subdivision regulations, Article V of the Zoning Law, authorize the Planning Board to review and approve plats for the subdivision of land in conformance with the zoning law and the LWRP/HAMP/HMP. As noted in the Introduction and Section 2.5, the LWRP/HAMP/HMP also serves as the village's comprehensive plan adopted under Section 7-722 of the Village Law of New York State. The subdivision regulations set forth application/review procedures, plan specifications, and required land improvements (road, drainage and utilities). The subdivision regulations provide a measure of support for the LWRP and zoning law by allowing the Planning Board to review conservation subdivisions.

The village's zoning law also requires compliance with the State Environmental Quality Review Act (SEQR) and the implementing regulations promulgated by the Department of Environmental Conservation contained in Part 617 of Title 6 of the Official Compilation of Codes, Rules, and Regulations of the State of New York. SEQR requires an agency to identify possible significant impacts of proposed actions on any aspect of the physical or human environment at the earliest possible time and to require appropriate mitigating measures. The State Environmental Quality Review Act

requires all village boards and agencies to comply with SEQR and the Part 617 implementing regulations.

The Sackets Harbor Planning Board provides technical review of SEQR Environmental Impact Statements and Environmental Assessment Forms for proposed actions in the village. The Planning Board serves as lead agency for land use approvals where they have approval authority, including subdivision approvals, most site plan and special permit approvals, and approvals under the Waterfront Management Law (Appendix D). The Village Board serves as lead agency for decisions where they have approval authority, including Planned Development Districts and certain special permit approvals.

5.1.2 Flood Damage Prevention Local Law

The Village of Sackets Harbor's Flood Damage Prevention Local Law provides the means to implement and support the policies that pertain to flooding as discussed in Section 3.0. The law regulates development within the flood hazard areas of the village, as defined on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) (see Maps 8, 8A, 8B, 8C, 8D, and 8E in Appendix G). The purpose of this local law is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. In conformance with the requirements of the National Flood Insurance Program, and to qualify for participation in this program, this law outlines the standards for construction in areas of special flood hazard and restrictions on encroachments and other activities in designated floodways. The law also sets forth a process for obtaining a permit for development in the floodplain.

5.1.3 Harbor Management -Waterfront Management Law

The Village of Sackets Harbor Waterfront Management Law (Appendix D), enacted in 1990, provides the means to regulate the use and operation of vessels and the conduct of water-based activities in a manner to protect and promote the public health, safety and general welfare. This local law applies to all lands under water and waters in and abutting the village's corporate limits along the Lake Ontario shoreline, 1,500 feet from the mean high water mark of the shore (see Appendix G - HMP Map 1), as authorized

by New York State Navigation Law 46-a.(2) and Section 922 of Article 42 of the Executive Law. The Village's Police Officer in Charge is vested with authority over and control of all floats, docks and other facilities owned, leased, controlled, constructed or maintained by the village, or constructed or maintained by a lessee in any waters under the jurisdiction of the village. (Also see 5.2.2 – Amendments to the Waterfront Management Law)

5.2 Proposed New or Revised Local Laws and Regulations

5.2.1 Local Waterfront Consistency Review Law

To implement the LWRP, the village will adopt a local Waterfront Consistency Review Law, which replaces the very brief Local Law No. 4 of 1985, "Requiring that Certain Actions Proposed by Village Agencies be Consistent with the Policies and Purposes of the Village of Sackets Harbor LWRP." The new Waterfront Consistency Review Law requires all Type I and Unlisted Actions (as defined by the SEQRA implementing regulations) directly undertaken, approved, or funded by the village within the WRA are consistent to the maximum extent practicable with the policies of this LWRP (See Appendix E). No such actions may be implemented unless the Village of Sackets Harbor Board of Trustees finds that the actions are consistent with policies and purposes of the LWRP, and certifies their consistency.

This law is adopted under the authority of the Municipal Home Rule Law and the Waterfront Revitalization of Coastal Areas and Inland Waterways Act of the State of New York. By adopting this local law, the village has established a legal framework for reviewing actions within the WRA, and the Village Board of Trustees has committed themselves and their agents to comply with the provisions of the LWRP. Accordingly, this law is intended to permit the beneficial use of waterfront resources while preventing loss or impairment of ecosystem resources and wildlife; loss or reduction of open space; diminution of public access to the waterfront; erosion of shoreline; loss or impairment of scenic and historical resources; losses due to flooding, erosion and sedimentation; impairment of water quality; and long term adverse changes to the natural and human environment of the WRA.

To facilitate the consistency review, a Waterfront Assessment Form (WAF), will be adopted as part of the Waterfront Consistency Review Law. Applicants or, in the case of direct actions, village agencies, shall complete this WAF to supplement other information used in making a determination of consistency.

5.2.2 *Amendments to the Waterfront Management Law*

The existing Waterfront Management Law has provided regulation of harbor activities and shoreline structures since 1990 (see Section 5.1.3). Brief amendments are proposed to provide clear statutory authority, clarify fees language, and correct errors (See Appendix D).

5.3 Management Structure to Implement the LWRP

The complexity of implementing the LWRP will require the involvement of several agencies, boards, and individual officials. Effective coordination of LWRP implementation requires that, in addition to designating a lead agency for consistency review, specific responsibilities are identified and assigned wherever possible. A summary of functional assignments follows:

Mayor: Provide overall supervision and management of LWRP/HAMP/HMP implementation projects and program.

Board of Trustees: Execute LWRP/HAMP/HMP program responsibilities, in coordination with the Mayor, for such items as coordination with volunteer and private organizations and local government cooperation.; review and approve Planned Development Districts under the Zoning Law and certain Special Permits under the Waterfront Management Law.

Clerk: Handle correspondence, communications and record keeping for village government actions pertaining to the implementation of the LWRP/HAMP/HMP.

Treasurer: Serve as chief fiscal officer in providing fiscal management for village government actions pertaining to the LWRP/HAMP/HMP.

Zoning Enforcement Officer: Provide initial review of proposed coastal area development proposals to determine compliance with the village zoning and other laws, work with the village Planning Board and other village agencies in expediting all necessary review, issue permits, and enforce zoning and other laws.

Public Works Superintendent: Manage, maintain, and operate all public works and physical properties pertaining to the coastal area.

Planning Board: Responsible for LWRP/HAMP/HMP consistency review of all proposed local actions in the village's coastal area. Provide advice and assistance to the Board of Trustees (and the NYSDOS for Federal actions) and the public in prioritizing program projects and activities; provide input to the Board of Trustees on the compatibility of coastal area activities with program policies and objectives; review and approve certain site plans and special permits for new development within the coastal area. Also reviews compatibility and consistency of proposed structures with the scenic and historic preservation policies of the LWRP/HAMP/HMP.

Zoning Board of Appeals: Hear and render decisions on variances, special permits, and appeals from any requirement or determination made by the village agencies pertaining to the coastal area, except for review and approval of Planned Development Districts under the Zoning Law and certain Special Permits under the Waterfront Management Law which are carried out by the Board of Trustees.

LWRP/HAMP/HMP Director: Serve as the village staff person primarily responsible for coordinating implementation of the LWRP/HAMP/HMP policies, programs and projects. Responsibilities include:

- Advise the Mayor, Village Boards and committees, and other departments on all matters relating to the LWRP/HAMP/HMP
- Coordinate Heritage Area facilities (Heritage Area Visitor Center and Market Square Park. Pickering-Beach, Fort Pike, and waterfront areas)

- Assist and advise the planning board and zoning enforcement officer during project review to ensure compliance with the LWRP/HAMP/HMP coastal management policies and standards
- Coordinate waterfront activities and programs with local and regional organizations, schools, and state and federal agencies
- Research and apply for funding to implement projects and programs identified in the LWRP/HAMP/HMP
- Advise the Chamber of Commerce on all matters relating to the LWRP/HAMP/HMP, including business recruitment

Hounsfield-Sackets Harbor Joint Parks & Recreation: Serve in an advisory capacity to the Village Board of Trustees in planning and executing recreational programs and development of recreational facilities in the village. Assist the village in developing a strategy to evaluate the village's open space parcels with a view toward conservation and potential future acquisition.

Sackets Harbor Marketing Committee: Advises the village on marketing/events expenditures.

Sackets Harbor Area Cultural Preservation Foundation: Assist the village in the capacity of a “Friends” group to facilitate communication among community organizations, long-term community planning, promote and maintain significant cultural resources in the village.

Sackets Harbor Historical Society: Serve as a community resource for historic preservation information. Partners with the Heritage Area on interpretation of Sackets Harbor themes.

Sackets Harbor Battlefield Alliance: Serve as a community resource in support of the Battlefield. Partners with the Heritage Area on interpretation of Sackets Harbor themes.

Sackets Harbor Chamber of Commerce: Coordinates merchant and private sector involvement in the LWRP/HAMP/HMP, assist in soliciting donations for smaller waterfront projects, and promote public and private interest and support for revitalization activities.

5.4 Procedures To Ensure Local Compliance

LWRP/HAMP/HMP compliance procedures are distinct but integrally tied to the State Environmental Quality Review procedures. Under the direction of the Planning Board, lead agency in LWRP/HAMP/HMP consistency reviews, all village agencies contemplating a direct action or receiving an application for approval of an action by others shall follow review and certification procedures set forth in the village's LWRP/HAMP/HMP Consistency Law. The law requires that village agencies refer actions to the village Planning Board to be evaluated for consistency with the LWRP/HAMP/HMP policy standards and conditions that are in Section 3.0 of the LWRP/HAMP/HMP. The Planning Board, after conferring with the agency, then renders a written recommendation indicating whether or not the action is consistent or not with the LWRP/HAMP/HMP, along with suggested modifications to such action if it is deemed necessary. These procedures are provided in total in Appendix E, "Village of Sackets Harbor Waterfront Consistency Review Law."

Table 5-1 on the next page provides a summary of the Village code provisions that implement the policies of the LWRP.

Table 5-1 Local Laws Implementing Coastal Policies

#	Category	Implementing Legislation
1 2 3	Developed Coast Policies	Local Law #4 of 1990 as amended by Local Law #5 of 1990 and Local Law #__ of 2022- Waterfront Management Law; Local Law #2 of 2014 - Zoning Law, particularly § 3-14 Waterfront Structures, Article V Subdivisions, Article VIII Special Permits and Site Plan Review § 8-4 Findings Required, § 4-3 Special Regulations for the Historic Preservation Overlay District; Local Law #__ of 2022 -Waterfront Consistency Review Law
4 5 6 7 8	Natural Coast Policies	Local Law #1 of 1993 as amended by Local Law #1 of 1994 - Flood Damage Prevention Law; Local Law #4 of 1990 as amended by Local Law #5 of 1990 and Local Law #__ of 2022 - Waterfront Management Law; Local Law #2 of 2014 - Zoning Law, particularly § 3-14 Waterfront Structures, § 4-2.G Setbacks for Shoreline Lots, § 5-10 Surface Drainage, § 5-12 Cluster Subdivisions, Appendix IV.B., Article VIII Special Permits and Site Plan Review § 8-4 Findings Required; Local Law #__ of 2022- Waterfront Consistency Review Law
9	Public Coast Policies	Local Law #2 of 2014 - Zoning Law, particularly § 3-14 Waterfront Structures, Article V Subdivisions, Article VIII Special Permits and Site Plan Review § 8-4 Findings Required; Local Law #__ of 2022 - Waterfront Consistency Review Law; Local Law #__ of 2022 - Waterfront Management Law
10 11 12 13	Working Coast Policies	Local Law #4 of 1990 as amended by Local Law #5 of 1990 and Local Law #__ of 2022 - Waterfront Management Law; Local Law #2 of 2014 - Zoning Law, particularly § 3-8 Protection of Agriculture, § 3-14 Waterfront Structures, Article VIII Special Permits and Site Plan Review § 8-4 Findings Required; Local Law #__ of 2022 - Waterfront Consistency Review Law

5.5 Financial Resources Necessary to Implement the LWRP/HAMP/HMP

There are three main funding implications associated with implementation of the village's LWRP/HAMP/HMP. These are, the administrative costs involved in the continued local management of the LWRP/HAMP/HMP, the capital and revenue costs involved in project implementation, and the costs related to maintenance and upkeep of projects.

5.5.1 *Administration Costs*

Management costs associated with the administration of the LWRP/HAMP/HMP must be budgeted by the village and financed out of general revenues. This involves creating a separate budget item for the administration of the LWRP/HAMP/HMP to cover the costs of consistency reviews, fulfilling reporting requirements, and general administrative and clerical needs.

5.5.2 *Capital Improvements*

The second funding implication is the capital and revenues costs involved in project implementation. The village has identified a number of LWRP/HAMP/HMP projects designed to address and implement many of the LWRP/HAMP/HMP Policies identified in Section 3.0. These projects are discussed in detail in Section 4.0.

5.5.3 *Upkeep*

Maintenance and upkeep of LWRP/HAMP/HMP improvements will vary from year to year depending on the types of materials chosen during design and construction, and normal wear and tear from weather. Costs will be built into the village's annual budget.

5.5.4 *Services*

Although the village will need to take the lead in achieving the implementation of these projects, it is unlikely that the village will be able to provide the necessary financial resources to implement any of these projects without seeking financial assistance from other entities or as part of a public/private partnership.

Possible sources of funding include the NYS Department of State, NYS Environmental Protection Fund, the NYS Clean Water/Clean Air Bond Act, the TEA-21 Transportation Enhancement Program, and the New York State Council on the Arts, with local matches from the village in the form of money and/or in-kind services. Local sponsorship of projects should also be sought from the local business community. The village will work closely with the New York State Department of State Office of

Planning, Development, and Community Infrastructure, Local Waterfront Revitalization Program to identify possible funding sources.

A key element in the building of successful implementation partnerships is the availability of a local match from the village. This match is essential in leveraging public or private sector money. The local match generally can take a number of forms, including funding by the village, the provision of materials or village public works labor, and the monetary value of volunteer and staff time. It is also advantageous to try to link LWRP/HAMP/HMP project implementation to other capital improvement work that is going on within the village, such as a development proposal or public water supply project, stretching the benefits of limited public funds and achieving multiple objectives. In terms of providing a monetary match, the Village Board should set up a budget item that would dedicate funds for the implementation of LWRP/HAMP/HMP projects. This item could be used to fund small-scale projects, parts of projects, or a partial cash match for project grants.

The village will evaluate the requirements necessary to obtain funds from a variety of existing environmental response and economic development programs. Some of the available grant programs require a percentage contribution from the village. Primary available government funding programs are listed below.

5.6 Federally Funded Programs

U.S. Department of Commerce Economic Development Administration. Grants are available to assist economic development projects.

Land and Water Conservation Fund. Federal monies allocated to the states by the Department of the Interior for land acquisition and development of outdoor recreation.

Pittman-Robertson Program. Also known as the Dingell-Johnson program and amended by the Wallop Breaux Act, collects taxes on sport fishing and related items and returns the monies to the states for use in fisheries management and research programs.

Forest Legacy Program. Federal monies designed to identify and protect environmentally sensitive forests that are threatened with conversion to non-forest uses.

Environmental Benefit Project Funds and Natural Resource Damages. If appropriate and in accord with law and guidance, may be provided for open space conservation.

Migratory Bird Stamp and Print. A dedicated source of review for the management and acquisition of wetlands and associated migratory bird habitat in New York State and Canada.

Federal Non-Game Wildlife Funding Initiative. Under consideration by the International Association of Fish and Wildlife Agencies, would provide a flexible program of grants to the states, funded through the federal excise tax on backpacks, mountain bicycles, tents, climbing gear, and similar outdoor recreational equipment.

The National Park Service, Historic Preservation Fund. Certified Local Government Program - The National Park Service supports several activities related to this LWRP/HAMP/HMP, these include among others a matching grant program for the expansion and maintenance of the National Register of Historic Places and support of historic preservation activities. Certified Local Governments may apply for survey and inventory activities.

The National Park Service also assists with National Heritage Corridor and heritage tourism projects.

National Trust for Historic Preservation - National Preservation Loan Fund. Awards are primarily loans that can be used to acquire, restore or rehabilitate historic buildings, sites and districts for use, lease or resale; and to provide special assistance for National Historic Landmarks.

Federal tax incentives also come into play for commercial properties on the National Register of Historic Places. For these properties, owners that have SHPO approved rehabilitation plans may, upon successful completion and final SHPO sign-off, then apply for Federal income tax credits in the amount of 20% of the construction costs.

The National Main Street Center, sponsored by the National Trust for Historic Preservation, helps downtowns build strong economic development programs through historic preservation. Through the Main Street Center, Sackets Harbor can get guidance on such issues as storefront improvement programs, historic tax credits, and "placemaking on a budget."

National Recreation Trails Act Program. A matching grant program for the acquisition, development, rehabilitation and maintenance of trails and trail related projects. Funded projects must be identified in, or further a specific goal of, the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and must be available to the general public. Source of funds: Federal Highway Administration. These grants are administered through the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP).

U.S. Department of Commerce - Economic Development Administration, Economic Development. Provides funds in the form of low interest loans and grants for job creation and economic development projects. Grants for Public Works and Development Facilities promote long-term economic development and assist in the construction of public works and development of facilities needed to initiate and encourage the creation or retention of permanent jobs in the private sector in areas experiencing severe economic distress. Grants are awarded for such public facilities as water and sewer systems, industrial access roads to industrial parks, port facilities, railroad sidings and spurs, tourism facilities, vocational schools, business incubator facilities and infrastructure improvements for industrial parks.

Federal Land and Water Conservation Fund. The Land and Water Conservation Fund (LWCF), a dedicated fund, provides grants to states for the acquisition, development, and/or rehabilitation of outdoor park and recreation facilities. Funded

projects must reflect the priorities established in the SCORP and be available to the general public.

Environmental Protection Agency. Several grant programs are available as well as tax incentives. The New York State Department of Environmental Conservation (NYSDEC) administers some of these programs.

5.7 State Funded Programs

Consolidated Funding Application - New York State's Consolidated Funding Application (CFA) is a streamlined resource through which applicants can access multiple financial assistance programs that are made available through various state agencies. The CFA offers the opportunity for local governments (and other eligible applicants) to submit a single grant application to multiple agencies that may have resources available to help finance different aspects of a given proposal. All submitted CFAs are reviewed by the agency that administers the program as well as the applicant's Regional Economic Development Council, which may elect to endorse the proposal as a regional priority project. Each year the New York State Economic Development Corporation publishes a resource book that describes the grant resources available through the CFA. Most of the grant programs described in the rest of this section must be applied for through the CFA, however there are a few exceptions, so the applicant should check with the funding agency for application requirements.

Agricultural and Farmland Protection Implementation Projects. This annual program, administered by the New York State Department of Agriculture and Markets, provides matching grant funds to local municipalities to support local farmland protection plans and purchase the development rights to permanently protect viable farmland.

The New York State Environmental Protection Fund (EPF) Local Government Efficiency Grants. The program, administered by the Department of State, is designed to increase the capacity of local governments to engage in effective planning for long-term community and regional vitality.

Community Development Block Grant (CDBG). This program, through the Department of Housing and Urban Development (HUD), funds design, acquisition, and/or construction funding for housing, infrastructure, and economic development activities principally benefiting low and moderate-income households. The NYS Office for Community Renewal (HCR) administers the program.

New York State and U.S. Department of Transportation. Grants and loans may be available pursuant to the DOT Transportation Efficiency Act (TEA-21), formerly ISTEA.

Transportation Enhancement Funds. Enhancement Funds could be used for design and construction of waterfront transportation projects as well as projects (trails) that enhance existing transportation facilities. This program is a Federal reimbursement program administered by the New York State Department of Transportation (NYSDOT) to fund projects outside the norm of traditional transportation programs by addressing the cultural, aesthetic, historic and environmental aspects of intermodal transportation networks.

New York State Water Quality Improvement Projects Program. The NYSDEC provides funding under its Water Quality Improvement Projects Grants Program for water pollution control, priority waterbody improvement and stormwater management. The program provides grants for forty to seventy-five percent (40 - 75%) of the cost, depending on project type, of eligible nonpoint source water pollution assessment, planning, and abatement projects.

Biodiversity Stewardship and Research Fund. A legislatively designed vehicle to receive funds from a variety of sources; federal, state, and private; to support biodiversity stewardship, research, and education in New York State.

Return a Gift to Wildlife. A state income tax donation program. The revenues are used for a variety of projects that benefit fish and wildlife.

New York State, Department of State Office of Planning, Development and Community Infrastructure Local Waterfront Revitalization Program Grants. The Office of Planning and Development oversees the administration of grant awards under the Environmental Protection Fund (EPF). The EPF provides Title 11: Local Waterfront Revitalization Program Grants for planning, design and feasibility studies, and construction projects that advance preparation or implementation of Local Waterfront Revitalization Programs on a 75/25 matching basis. Eligible activities for funding vary from year to year; in 2021 eligible activities included:

- Preparing or Updating a Local Waterfront Revitalization Program (LWRP)
- Preparing an LWRP Component, including a Watershed Management Plan
- Updating an LWRP to Mitigate Future Physical Climate Risks
- Implementing a Local Waterfront Revitalization Program or a completed LWRP Component

New York State, Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Grant-In-Aid Programs. The Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF) offers matching grants for the acquisition, planning, development, and improvement of parks, historic properties listed on the National or State Registers of Historic Places and heritage areas identified in approved plans for statutorily designated Heritage Areas. Funds are available to municipalities or not-for-profits with an ownership interest. The maximum award is \$600,000. If the total project cost is greater than \$4 million, up to \$1 million may be requested.

Preserve New York Grant Program. The Preserve New York Grant Program provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports. An applicant must be a not-for-profit group with tax-exempt status or a unit of local government. State agencies and religious institutions are not eligible to apply. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.

Open Space and other Programs (EPF) – The NYSDEC and NYSOPRHP provide funding to acquire valuable open spaces that will protect water resources, correct environmental deficiencies at state facilities, help small business comply with environmental laws and improve the safety of dams and flood control structures throughout New York. Funding for open space projects comes from the Environmental Protection Fund.

Brownfield Cleanup Program – Administered through the NYSDEC, this program provides incentives to encourage private sector cleanup of potential contaminated properties. These properties can then be returned for productive use or used for redevelopment purposes.

Brownfield Opportunity Areas Program – Under the Brownfield Opportunity Areas (BOA) Program, the New York State Department of State (NYSDOS) provides financial and technical assistance to municipalities and community-based organizations. Funding can be used to complete revitalization plans and implementation strategies for areas affected by the presence of brownfield sites, as well as site assessments for strategic sites. DEC provides relevant technical assistance and advice to the Department of State and BOA grantees, particularly regarding site assessments on strategic brownfield sites in BOA study areas.

Navigation Law Enforcement Program – NYSOPRHP allocates a portion of the funds collected from vessel registration fees for distribution to localities which operate marine patrols. These funds go primarily to county sheriffs and police departments, however towns and villages are also eligible for a portion of the funding. A participating agency may receive aid equal to 50% of their total operating, capital, and personnel expenses, refunded up to a maximum of \$200,000.

The New York State Environmental Facilities Corporation (EFC) - EFC provides a number of programs including low interest loans to municipalities for wastewater and drinking water infrastructure from the Clean Water State Revolving Fund (CWSRF) and the Drinking Water State Revolving Fund (DWSRF); and grant programs including the Engineering Planning Grant Program, Green Innovation Grant Program, the

Integrated Solutions Construction Grant Program, the Intermunicipal Water Infrastructure Grants Program, and Water Infrastructure Improvement Act grants. Other programs offered by EFC include the Clean Vessel Assistance Program, Emergency Financial Assistance, the Industrial Finance Program, the Small Business Environmental Assistance Program, and the State Septic System Replacement Fund Program.

5.8 Locally Funded Programs

Local funds are needed to match federal and state funds and/or otherwise complete improvement projects not federally or state assisted. Projects most appropriate for local funding include smaller scale park and recreation improvements, including:

- Trail development projects that can utilize in-kind services; and
- Street improvement projects that can be incorporated into capital improvement programs

Land and Development Rights Acquisition Fund - This fund generated by the Transfer of Development Rights process in the village's zoning law can help purchase lands important in advancing the goals of the LWRP/HAMP/HMP.

Capital Improvements Program - The Village of Sackets Harbor can undertake infrastructure improvement projects within the waterfront revitalization area as part of its annual expenditures under its capital improvement program.

Business Improvement District (BID) - Business improvement districts are established by local business interested in improving the area in and around their businesses. These businesses in essence form a partnership where each business contributes funds to offset the cost of improvements within the district. Together, this partnership decides how to allocate the funds for needed improvements. Such improvements may include the addition of streetscape elements such as benches, plantings, decorative lighting and signage, improvements to sidewalks, enhanced maintenance to public spaces, as well as the coordination of special promotion services and events.

Special Assessment District - Similar in all respects to a BID except the funds for the improvements are held by an entity or organization, such as a chamber of commerce, rather than the business partnership. This entity operates in an oversight capacity by controlling the expenditure of funds and coordinating the scheduling of special promotion services and events, as well as improvements with contractors and/or the involved municipality.

5.9 Privately Funded Programs

National foundations exist which provide grants to support programs that address historic preservation issues. Locally, there may be additional corporate sponsors willing to support the effort being undertaken to implement the LWRP/HAMP/HMP. The village will work on identifying those corporations that may be inclined to fund specific program activities and projects.

Andy Warhol Foundation for the Visual Arts - This foundation supports the “advancement of the visual arts, including curatorial research, freedom of artistic expression, contemporary art, and historic preservation. The foundation believes that a nation’s historic properties serve not only as witness to the aesthetic sense and way of life of past generations but also as contemporary society’s anchor to a strong sense of place.” Historic preservation grants are given to organizations working to preserve historic buildings, districts and landscapes, and to promote historic properties as “living things”. Property must be of architectural, historic or cultural significance.

Private Foundation Grants. The Environmental Grantmaker's Association, 475 Riverside Drive, Suite 960, New York, New York, 10115 compiles a listing of hundreds of potential foundations and trusts which may provide funding assistance to creative environmental/economic development initiatives.

Gifts and Donations. A way for individuals and businesses to contribute directly to the conservation of open space through donations of land or easements.



Sackets Harbor Navy Point Marina

6.0 State and Federal Actions and Programs Likely To Affect Implementation of the LWRP

State and Federal actions will affect and be affected by implementation of the LWRP for the Village of Sackets Harbor. Under State law and the U.S. Coastal Zone Management Act, certain State and Federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions, and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and Federal agencies is also likely to be necessary to implement specific provisions of the LWRP.

Sections 6.1 and 6.2 identify the actions and programs of State and Federal agencies that should be undertaken in a manner consistent (State agency actions) or consistent to the maximum extent practicable (Federal agency actions) with the LWRP. These are generic lists of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP. Section 6.3 is a more focused and descriptive list of State and Federal agency actions that are necessary to further implementation of the LWRP.

6.1 State Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP

Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State notifies affected State agencies of those agency actions and programs that are to be undertaken in a manner consistent with approved LWRPs. The following list of State actions and programs is that list. The State Waterfront Revitalization of Coastal Areas and Inland Waterways Act requires that an LWRP identify those elements of the program that can be implemented by the local government, unaided, and those that can only be implemented with the aid of other levels of government or other agencies. Such statement shall include those permit, license, certification, or approval programs; grant, loan, subsidy or other

funding assistance programs, facilities construction, and planning programs that may affect the achievement of the LWRP.

OFFICE FOR THE AGING

- 1.0 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Program
- 4.00 Permit and approval programs:
 - 4.01 Custom Slaughters/Processor Permit
 - 4.02 Processing Plant License
 - 4.03 Refrigerated Warehouse and/or Locker Plant License
- 5.00 Farmland Protection Implementation Grant
- 6.00 Agricultural Nonpoint Source Abatement and Control Program

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/ STATE LIQUOR AUTHORITY

- 1.00 Permit and Approval Programs:
 - 1.01 Ball Park - Stadium License
 - 1.02 Bottle Club License
 - 1.03 Bottling Permits
 - 1.04 Brewer's Licenses and Permits
 - 1.05 Brewer's Retail Beer License
 - 1.06 Catering Establishment Liquor License
 - 1.07 Cider Producer's and Wholesaler's Licenses
 - 1.08 Club Beer, Liquor, and Wine Licenses

- 1.09 Distiller's Licenses
- 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
- 1.11 Farm Winery and Winery Licenses
- 1.12 Hotel Beer, Wine, and Liquor Licenses
- 1.13 Industrial Alcohol Manufacturer's Permits
- 1.14 Liquor Store License
- 1.15 On-Premises Liquor Licenses
- 1.16 Plenary Permit (Miscellaneous-Annual)
- 1.17 Summer Beer and Liquor Licenses
- 1.18 Tavern/Restaurant and Restaurant Wine Licenses
- 1.19 Vessel Beer and Liquor Licenses
- 1.20 Warehouse Permit
- 1.21 Wine Store License
- 1.22 Winter Beer and Liquor Licenses
- 1.23 Wholesale Beer, Wine, and Liquor Licenses

OFFICE OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES

- 1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certificate of approval (Substance Abuse Services Program)
- 3.00 Permit and approval:
 - 3.01 Letter Approval for Certificate of Need
 - 3.02 Operating Certificate (Alcoholism Facility)
 - 3.03 Operating Certificate (Community Residence)
 - 3.04 Operating Certificate (Outpatient Facility)
 - 3.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Architecture and environmental arts program.

OFFICE OF CHILDREN AND FAMILY SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Homeless Housing and Assistance Program.
- 3.00 Permit and approval programs:
 - 3.01 Certificate of Incorporation (Adult Residential Care Facilities)
 - 3.02 Operating Certificate (Children's Services)
 - 3.03 Operating Certificate (Enriched Housing Program)
 - 3.04 Operating Certificate (Home for Adults)
 - 3.05 Operating Certificate (Proprietary Home)
 - 3.06 Operating Certificate (Public Home)
 - 3.07 Operating Certificate (Special Care Home)
 - 3.08 Permit to Operate a Day Care Center

DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Financing of higher education and health care facilities.
- 2.00 Planning and design services assistance program.

EDUCATION DEPARTMENT

- 1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certification of Incorporation (Regents Charter)
 - 2.02 Private Business School Registration
 - 2.03 Private School License
 - 2.04 Registered Manufacturer of Drugs and/or Devices
 - 2.05 Registered Pharmacy Certificate
 - 2.06 Registered Wholesale of Drugs and/or Devices
 - 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
 - 2.08 Storekeeper's Certificate
- 3.00 Administration of Article 5, Section 233 of the Educational Law regarding the removal of archaeological and paleontological objects under the waters of the State.

OFFICE OF EMERGENCY MANAGEMENT

- hazard identification,
- loss prevention, planning, training, operational response to emergencies,
- technical support, and disaster recovery assistance.

EMPIRE STATE DEVELOPMENT/ EMPIRE STATE DEVELOPMENT CORPORATION

- 1.00 Preparation or revision of statewide or specific plans to address State economic development needs.
- 2.00 Allocation of the state tax-free bonding reserve.

ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

- 1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

- 2.00 New Construction Program – provide assistance to incorporate energy-efficiency measures into the design, construction and operation of new and substantially renovated buildings.
- 3.00 Existing Facilities Program – offers incentives for a variety of energy projects

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of lands under the jurisdiction of the Department.
- 2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 4.00 Financial assistance/grant programs:
 - 4.01 Capital projects for limiting air pollution
 - 4.02 Cleanup of toxic waste dumps
 - 4.03 Flood control, beach erosion, and other water resource projects
 - 4.04 Operating aid to municipal wastewater treatment facilities
 - 4.05 Resource recovery and solid waste management capital projects
 - 4.06 Wastewater treatment facilities
- 6.00 Implementation of the Environmental Quality Bond Act of 1972, including:
 - (a) Water Quality Improvement Projects
 - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects, and Waterways Projects.
- 7.00 Marine Finfish and Shellfish Programs
- 9.00 Permit and approval programs

Air Resources

- 9.01 Certificate of Approval for Air Pollution Episode Action Plan
- 9.02 Certificate of Compliance for Tax Relief – Air Pollution Control Facility
- 9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; process, exhaust or Ventilation System

- 9.04 Permit for Burial of Radioactive Material
- 9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer
- 9.06 Permit for Restricted Burning
- 9.07 Permit to Construct; a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

- 9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

- 9.09 Certificate to Possess and Sell Hatchery Trout in New York State
- 9.10 Commercial Inland Fisheries Licenses
- 9.11 Fishing Preserve License
- 9.12 Fur Breeder's License
- 9.13 Game Dealer's License
- 9.14 Licenses to breed Domestic Game Animals
- 9.15 License to Possess and Sell Live Game
- 9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)
- 9.17 Permit to Raise and Sell trout
- 9.18 Private Bass Hatchery Permit
- 9.19 Shooting Preserve Licenses
- 9.20 Taxidermy License
- 9.21 Permit – Article 15, (Protection of Water) – Dredge and Deposit Material in a Waterway
- 9.22 Permit – Article 15, (Protection of Water) – Stream Bed or Bank Disturbances
- 9.23 Permit – Article 24, (Freshwater Wetlands)

Hazardous Substances

- 9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
- 9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
- 9.26 Permit to Use Chemicals for the Control or Elimination of Undesirable Fish

Lands and Forest

- 9.27 Certificate of Environmental Safety (Liquid Natural Gas/Liquid Petroleum Gas)
- 9.28 Floating Object Permit
- 9.29 Marine Regatta Permit
- 9.30 Navigation Aid Permit

Marine Resources

- 9.31 Digger's Permit (Shellfish)
- 9.32 License of Menhaden Fishing Vessel
- 9.33 License for Non Resident Food Fishing Vessel
- 9.34 Non Resident Lobster Permit
- 9.35 Marine Hatchery and/or Off Bottom Culture Shellfish Permits
- 9.36 Permits to Take Blue Claw Crabs
- 9.37 Permit to Use Pond or Trap Net
- 9.38 Resident Commercial Lobster Permit
- 9.39 Shellfish Bed Permit
- 9.40 Shellfish Shipper's Permits
- 9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
- 9.42 Permit – Article 25, (Tidal Wetlands)

Mineral Resources

- 9.43 Mining Permit
- 9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
- 9.45 Underground Storage Permit (Gas)
- 9.46 Well Drilling Permit (Oil, Gas and Solution Salt Mining)

Solid Wastes

- 9.47 Permit to Construct and/or operate a Solid Waste Management Facility
- 9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

- 9.49 Approval of Plans for Wastewater Disposal Systems
- 9.50 Certificate of Approval of Realty Subdivision Plans
- 9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)
- 9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan
- 9.53 Permit Article 36, (Construction in Flood Hazard Areas)
- 9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
- 9.55 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
- 9.56 State Pollutant Discharge Elimination System (SPDES) Permit
- 9.57 Approval – Drainage Improvement District
- 9.58 Approval – Water (Diversion for Power)
- 9.59 Approval of Well System and Permit to Operate
- 9.60 Permit – Article 15, (Protection of Water) – Dam
- 9.61 Permit – Article 15, Title 15 (Water Supply)
- 9.62 River Improvement District Permits
- 9.63 River Regulatory District approvals
- 9.64 Well Drilling Certificate of Registration
- 9.65 401 Water Quality Certification
- 10.00 Preparation and revision of Air Pollution State Implementation Plan.
- 11.00 Preparation and revision of Continuous Executive Program Plan.
- 12.00 Preparation and revision of Statewide Environmental Plan.
- 13.00 Protection of Natural and Man-made Beauty Program.
- 14.00 Urban Fisheries Program.
- 15.00 Urban Forestry Program.
- 16.00 Urban Wildlife Program.

ENVIRONMENTAL FACILITIES CORPORATION

- 1.0 Financing program for pollution control facilities for industrial firms and small businesses.

DEPARTMENT OF FINANCIAL SERVICES (DEPARTMENT OF BANKING)

- 1.00 Permit and approval programs:
 - 1.01 Authorization Certificate (Bank Branch)
 - 1.02 Authorization Certificate (Bank Change of Location)
 - 1.03 Authorization Certificate (Bank Charter)
 - 1.04 Authorization Certificate (Credit Union Change of Location)
 - 1.05 Authorization Certificate (Credit Union Charter)
 - 1.06 Authorization Certificate (Credit Union Station)
 - 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)
 - 1.08 Authorization Certificate (Foreign Banking Corp. Public Accommodations Office)
 - 1.09 Authorization Certificate (Investment Company Branch)
 - 1.10 Authorization Certificate (Investment Company Change of Location)
 - 1.11 Authorization Certificate (Investment Company Charter)
 - 1.12 Authorization Certificate (Licensed Lender Change of Location)
 - 1.13 Authorization Certificate (Mutual Trust Company Charter)
 - 1.14 Authorization Certificate (Private Banker Charter)
 - 1.15 Authorization Certificate (Public Accommodation Office – Banks)
 - 1.16 Authorization Certificate (Safe Deposit Company Branch)
 - 1.17 Authorization Certificate (Safe Deposit Company Change of Location)
 - 1.18 Authorization Certificate (Safe Deposit Company Charter)
 - 1.19 Authorization Certificate (Savings Bank Charter)
 - 1.20 Authorization Certificate (Savings Bank DeNovo Branch Office)
 - 1.21 Authorization Certificate (Savings Bank Public Accommodations Office)

- 1.22 Authorization Certificate (Savings and Loan Association Branch)
- 1.23 Authorization Certificate (Savings and Loan Association Change of Location)
- 1.24 Authorization Certificate (Savings and Loan Association Charter)
- 1.25 Authorization Certificate (Subsidiary Trust Company Charter)
- 1.26 Authorization Certificate (Trust Company Branch)
- 1.27 Authorization Certificate (Trust Company – Change of Location)
- 1.28 Authorization Certificate (Trust Company Charter)
- 1.29 Authorization Certificate (Trust Company Public Accommodations Office)
- 1.30 Authorization to Establish a Life Insurance Agency
- 1.31 License as a Licensed Lender
- 1.32 License for a Foreign Banking Corporation Branch

OFFICE OF GENERAL SERVICES

- 1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.
- 2.00 Administration of Article 4 B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition.
- 4.00 Administration of Article 5, Section 233, Subsection 5 of the Education Law on removal of archaeological and paleontological objects under the waters of the State.
- 5.00 Administration of Article 3, Section 32 of the Navigation Law regarding location of structures in or on navigable waters.
- 6.00 Section 334 of the State Real Estate Law regarding subdivision of waterfront properties on navigable waters to include the location of riparian lines.

DEPARTMENT OF HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

- 2.00 Permit and approval programs:
 - 2.01 Approval of Completed Works for Public Water Supply Improvements
 - 2.02 Approval of Plans for Public Water Supply Improvements.
 - 2.03 Certificate of Need (Health Related Facility except Hospitals)
 - 2.04 Certificate of Need (Hospitals)
 - 2.05 Operating Certificate (Diagnostic and Treatment Center)
 - 2.06 Operating Certificate (Health Related Facility)
 - 2.07 Operating Certificate (Hospice)
 - 2.08 Operating Certificate (Hospital)
 - 2.09 Operating Certificate (Nursing Home)
 - 2.10 Shared Health Facility Registration Certificate

DIVISION OF HOMES AND COMMUNITY RENEWAL and its subsidiaries and affiliates

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Financial assistance/grant programs:
 - 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
 - 2.02 Housing Development Fund Programs
 - 2.03 Neighborhood Preservation Companies Program
 - 2.04 Public Housing Programs
 - 2.05 Rural Initiatives Grant Program
 - 2.06 Rural Preservation Companies Program
 - 2.07 Rural Rental Assistance Program
 - 2.08 Special Needs Demonstration Projects
 - 2.09 Urban Initiatives Grant Program
 - 2.10 Urban Renewal Programs
- 3. 00 Preparation and implementation of plans to address housing and community renewal needs.

OFFICE OF MENTAL HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Operating Certificate (Community Residence)
 - 2.02 Operating Certificate (Family Care Homes)
 - 2.03 Operating Certificate (Inpatient Facility)
 - 2.04 Operating Certificate (Outpatient Facility)

DIVISION OF MILITARY AND NAVAL AFFAIRS

- 1.0 Preparation and implementation of the State Disaster Preparedness Plan.

NATURAL HERITAGE TRUST

- 1.0 Funding program for natural heritage institutions.

OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION (including Regional State Park Commission)

- 1.00 Acquisition, disposition, lease, grant of easement, or other activities related to the management of land under the jurisdiction of the Office.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Funding program for recreational boating, safety, and enforcement.
- 4.00 Funding program for State and local historic preservation projects.
- 5.00 Land and Water Conservation Fund programs.
- 6.00 Nomination of properties to the Federal and/or State Register of Historic Places.
- 7.00 Permit and approval programs:
 - 7.01 Floating Objects Permit
 - 7.02 Marine Regatta Permit

- 7.03 Navigation Aide Permit
- 7.04 Posting of Signs Outside State Parks
- 8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.
- 9.00 Recreation services program.
- 10.00 Urban Cultural Parks Program.
- 11.00 Planning, construction, rehabilitation, expansion, demolition or the funding of such activities and/or projects funded through the Environmental Protection Fund (Environmental Protection Act of 1993) or Clean Water/Clean Air Bond Act of 1996.

OFFICE FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Establishment and Construction Prior Approval
 - 2.02 Operating Certificate Community Residence
 - 2.03 Outpatient Facility Operating Certificate

POWER AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

ROCHESTER-GENESEE REGIONAL TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

- 1.00 Corporation for Innovation Development Program.
- 2.00 Center for Advanced Technology Program.

DEPARTMENT OF STATE

- 1.00 Appalachian Regional Development Program.
- 2.00 Coastal Management Program.
 - 2.10 Planning, construction, rehabilitation, expansion, demolition or the funding of such activities and/or projects funded through the Environmental Protection Fund (Environmental Protection Act of 1993) or Clean Water/Clean Air Bond Act of 1996.
- 3.00 Community Services Block Grant Program.
- 4.00 Permit and approval programs:
 - 4.01 Billiard Room License
 - 4.02 Cemetery Operator
 - 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the University.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DEPARTMENT OF TRANSPORTATION

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the Department.
- 2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
 - (a) Highways and parkways
 - (b) Bridges on the State highways system
 - (c) Highway and parkway maintenance facilities
 - (d) Rail facilities
- 3.00 Financial assistance/grant programs:
 - 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
 - 3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York
 - 3.03 Funding programs for rehabilitation and replacement of municipal bridges
 - 3.04 Subsidies program for marginal branch lines abandoned by Conrail
 - 3.05 Subsidies program for passenger rail service
- 4.00 Permits and approval programs:
 - 4.01 Approval of applications for airport improvements (construction projects)
 - 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
 - 4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
 - 4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
 - 4.05 Certificate of Convenience and Necessity to Operate a Railroad
 - 4.06 Highway Work Permits
 - 4.07 License to Operate Major Petroleum Facilities
 - 4.08 Outdoor Advertising Permit (for off premises advertising signs adjacent to interstate and primary highway)

- 4.09 Real Property Division Permit for Use of State Owned Property
- 5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.
- 6.00 Water Operation and Maintenance Program Activities related to the containment of petroleum spills and development of an emergency oil spill control network.

DIVISION OF YOUTH

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding for approval of such activities.

6.2 Federal Activities Affecting Land and Water Uses and Natural Resources in the Coastal Zone of New York State

Note: This LWRP's list of the federal agency activities is identical to the most recent version of the Table 3 list in the New York State Coastal Management Program as approved by the federal Office for Coastal Management on May 7, 2017. Please contact the New York State Department of State, Office of Planning and Development, at (518) 474-6000, for any updates to New York State Coastal Management Program Table 3 federal agency activities list that may have occurred post-approval of this LWRP.

This list has been prepared in accordance with the consistency provisions of the federal Coastal Zone Management Act and implementing regulations in 15 CFR Part 930. It is not exhaustive of all activities subject to the consistency provisions of the federal Coastal Zone Management Act, implementing regulations in 15 CFR Part 930, and the New York Coastal Management Program. It includes activities requiring:

1. the submission of consistency determinations by federal agencies;
2. the submission of consistency certifications by entities other than federal agencies; and
3. the submission of necessary data and information to the New York State Department of State, in accordance with 15 CFR Part 930, Subparts C, D, E, F and I, and the New York Coastal Management Program.

I. Activities Undertaken Directly by or on Behalf of Federal Agencies

The following activities, undertaken directly by or on behalf of the identified federal agencies, are subject to the consistency provisions of the Coastal Zone Management Act, its implementing regulations in 15 CFR Part 930, Subpart C, and the New York Coastal Management Program.

Department of Commerce, National Marine Fisheries Service:

- Fisheries Management Plans

Department of Defense, Army Corps of Engineers:

- Proposed authorizations for dredging, channel improvement, breakwaters, other navigational works, erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with the potential to impact coastal lands and waters.
- Land acquisition for spoil disposal or other purposes.
- Selection of open water disposal sites.

Department of Defense, Air Force, Army and Navy:

- Location, design, and acquisition of new or expanded defense installations (active or reserve status, including associated housing, transportation or other facilities).
- Plans, procedures and facilities for handling or storage use zones.
- Establishment of impact, compatibility or restricted use zones.

Department of Energy:

- Prohibition orders.

General Services Administration:

- Acquisition, location and design of proposed federal government property or buildings, whether leased or owned by the federal government.

Department of Interior, Fish and Wildlife Service:

- Management of National Wildlife refuges and proposed acquisitions.

Department of Interior, National Park Service:

- National Park and Seashore management and proposed acquisitions.

Department of Interior, Bureau of Ocean Energy Management

- OCS lease sale activities including tract selection, lease sale stipulations, etc.

Department of Homeland Security, Coast Guard:

- Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.
- Location, placement or removal of navigation devices which are not part of the routine operations under-the Aids to Navigation Program (ATON).
- Expansion, abandonment, designation or anchorages, lightering areas or shipping lanes and ice management practices and activities.

Department of Transportation, Federal Aviation Administration:

- Location and design, construction, maintenance, and demolition of Federal aids to air navigation.

Department of Transportation, St. Lawrence Seaway Development Corporation:

- Acquisition, location, design, improvement and construction of new and existing facilities for the operation of the Seaway, including traffic safety, traffic control and length of navigation season.

Department of Transportation, Federal Highway Administration:

- Highway construction

II. Federal Licenses and Permits and Other Forms of Approval or Authorization

The following activities, requiring permits, licenses, or other forms of authorization or approval from federal agencies, are subject to the consistency provisions of the Coastal Zone Management Act, its implementing regulations in 15 CFR Part 930, Subpart D, and the New York Coastal Management Program.

Department of Defense, Army Corps of Engineers:

- Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Sections 9 and 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403).
- Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 U.S.C. 404, 405).
- Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. 408).
- Approval of plans for improvements made at private expense under USACE supervision pursuant to the Rivers and Harbors Act of 1902 (33 U.S.C. 565).
- Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404 (33 U.S.C. 1344).
- All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).
- Construction of artificial islands and fixed structures in Long Island Sound pursuant to Section 4 (f) of the River and Harbors Act of 1912 (33 U.S.C.).

Department of Energy, Federal Energy Regulatory Commission:

- Licenses for non-federal hydroelectric projects and primary transmission lines under Sections 3 (11), 4 (e) and 15 of the Federal Power Act (16 U.S.C. 796 (11), 797 (11) and 808).
- Orders for interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act (15 U.S.C. 824 a (b)).
- Certificates for the construction and operation of interstate natural gas pipeline facilities, including both pipelines and terminal facilities under Section 7 (c) of the Natural Gas Act (15 U.S.C. 717 f (c)).
- Permission and approval for the abandonment of natural gas pipeline facilities under Section 7(b) of the Natural Gas Act (15 U.S.C. 717 f (b)).

Department of Energy, Economic Regulatory Commission:

- Regulation of gas pipelines, and licensing of import or export of natural gas pursuant to the Natural Gas Act (15 U.S.C. 717) and the Energy Reorganization Act of 1974.
- Exemptions from prohibition orders.

Environmental Protection Agency:

- NPDES permits and other permits for Federal installations, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Sections 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 U.S.C. 1341, 1342, 1343, and 1328).
- Permits pursuant to the Resources Recovery and Conservation Act of 1976.
- Permits pursuant to the underground injection Control program under Section 1424 of the Safe Water Drinking Water Act (42 U.S.C. 300 h-c).
- Permits pursuant to the Clean Air Act of 1976 (42 U.S.C. 1857).

Department of Interior, Fish and Wildlife Services:

- Endangered species permits pursuant to the Endangered Species Act (16 U.S.C. 153 (a)).

Department of Interior, Bureau of Ocean Energy Management:

- Permits to drill, rights of use and easements for construction and maintenance of pipelines, gathering and flow lines and associated structures pursuant to 43 U.S.C. 1334, exploration and development plans, and any other permits or authorizations granted for activities described in detail in OCS exploration, development, and production plans.
- Permits required for pipelines crossing federal lands, including OCS lands, and associated activities pursuant to the OCS Lands Act (43 U.S.C. 1334) and 43 U.S.C. 931 (c) and 20 U.S.C. 185.

Surface Transportation Board:

- Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construct slurry pipelines.

Nuclear Regulatory Commission:

- Licensing and certification of the siting, construction, and operation of nuclear power plants, pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

Department of Transportation:

- Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 U.S.C. 1455.
- Permits for Deepwater Ports pursuant to the Deepwater Ports Act of 1974 (33 U.S.C. 1501).

Department of Transportation, Federal Aviation Administration:

- Permits and licenses for construction, operation or alteration of airports.

III. Federal Financial Assistance to State and Local Governments

The following activities, involving financial assistance from federal agencies to state and local governments, are subject to the consistency provisions of the Coastal Zone Management Act, its implementing regulations in 15 CFR Part 930, Subpart F, and the New York Coastal Management Program. When these activities involve financial assistance for entities other than State and local governments, the activities are subject to the consistency provisions of 15 CFR Part 930, Subpart C.

Department of Agriculture

- 10.068 Rural Clean Water Program
- 10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
- 10.410 Low to Moderate Income Housing Loans
- 10.411 Rural Housing Site Loans
- 10.413 Recreation Facility Loans

- 10.414 Resource Conservation and Development Loans
- 10.415 Rural Rental Housing Loans
- 10.416 Soil and Water Loans
- 10.418 Water and Waste Disposal Systems for Rural Communities
- 10.419 Watershed Protection and Flood Prevention Loans
- 10.422 Business and Industrial Loans
- 10.423 Community Facilities Loans
- 10.424 Industrial Development Grants
- 10.426 Area Development Assistance Planning Grants
- 10.429 Above Moderate Income Housing Loans
- 10.430 Energy Impacted Area Development Assistance Program
- 10.901 Resource Conservation and Development
- 10.902 Soil and Water Conservation
- 10.904 Watershed Protection and Flood Prevention
- 10.906 River Basin Surveys and Investigations

Department of Commerce

- 11.300 Economic Development - Grants and Loans for Public Works and Development Facilities
- 11.301 Economic Development - Business Development Assistance
- 11.302 Economic Development - Support for Planning Organizations
- 11.304 Economic Development - State and Local Economic Development Planning
- 11.305 Economic Development - State and Local Economic Development Planning
- 11.307 Special Economic Development and Adjustment Assistance Program - Long Term Economic Deterioration
- 11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and V Activities
- 11.405 Anadromous and Great Lakes Fisheries Conservation
- 11.407 Commercial Fisheries Research and Development
- 11.417 Sea Grant Support
- 11.427 Fisheries Development and Utilization Research and Demonstration Grants and Cooperative Agreements Program
- 11.501 Development and Promotion of Ports and Intermodal Transportation
- 11.509 Development and Promotion of Domestic Water-borne Transport Systems

Department of Housing and Urban Development

- 14. 112 Mortgage Insurance - Construction or Substantial Rehabilitation of Condominium Projects
- 14. 115 Mortgage Insurance - Development of Sales Type Cooperative Projects
- 14. 117 Mortgage Insurance - Homes
- 14. 124 Mortgage Insurance - Investor Sponsored Cooperative Housing
- 14. 125 Mortgage Insurance - Land Development and New Communities
- 14. 126 Mortgage Insurance - Manages ant Type Cooperative Projects
- 14. 127 Mortgage Insurance - Mobile Home Parks
- 14. 218 Community Development Block Grants/Entitlement Grants
- 14. 219 Community Development Block Grants/Small Cities Program
- 14. 221 Urban Development Action Grants
- 14. 223 Indian Community Development Block Grant Program

Department of the Interior

- 15.400 Outdoor Recreation - Acquisition, Development and Planning
- 15.402 Outdoor Recreation - Technical Assistance

- 15.403 Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
- 15.411 Historic Preservation Grants-In-Aid
- 15.417 Urban Park and Recreation Recovery Program
- 15.600 Anadromous Fish Conservation
- 15.605 Fish Restoration
- 15.611 Wildlife Restoration
- 15.613 Marine Mammal Grant Program
- 15.802 Minerals Discovery Loan Program
- 15.950 National Water Research and Development Program
- 15.951 Water Resources Research and Technology - Assistance to State Institutes
- 15.952 Water Research and Technology-Matching Funds to State Institutes

Department of Transportation

- 20.102 Airport Development Aid Program
- 20.103 Airport Planning Grant Program
- 20.205 Highway Research, Planning, and Construction Railroad Rehabilitation and Improvement - Guarantee of Obligations
- 20.309 Railroad Rehabilitation and Improvement - Guarantee of Obligations
- 20.310 Railroad Rehabilitation and Improvement - Redeemable Preference Shares
- 20.506 Urban Mass Transportation Demonstration Grants
- 20.509 Public Transportation for Rural and Small Urban Areas

General Services Administration

- 39.002 Disposal of Federal Surplus Real Property

Community Services Administration

- 49.002 Community Action
- 49.011 Community Economic Development
- 49.013 State Economic Opportunity Offices
- 49.017 Rural Development Loan Fund
- 49.018 Housing and Community Development (Rural Housing)

Small Business Administration

- 59.012 Small Business Loans
- 59.013 State and Local Development Company Loans
- 59.024 Water Pollution Control Loans
- 59.025 Air Pollution Control Loans
- 59.031 Small Business Pollution Control Financing Guarantee

Environmental Protection Agency

- 66.001 Air Pollution Control Program Grants
- 66.418 Construction Grants for Wastewater Treatment Works
- 66.426 Water Pollution Control - State and Area-wide Water Quality Management Planning Agency
- 66.451 Solid and Hazardous Waste Management Program Support Grants
- 66.452 Solid Waste Management Demonstration Grants
- 66.600 Environmental Protection Consolidated Grants Program Support
- 66.800 Comprehensive Environmental Response, Compensation and Liability (Superfund)

Note: Numbers refer to the Catalog of Federal Domestic Assistance Programs, 1980 and its subsequent updates.

6.3 State and Federal Actions And Programs Necessary To Further The LWRP/HAMP/HMP

Part 6.3 provides a more focused and descriptive list of the immediately preceding Parts 6.1 and 6.2 listing under this LWRP Section, entitled “State and Federal Actions and Programs Likely to Affect Implementation”. It is recognized that a State and federal agency’s ability to undertake these listed actions is subject to a variety of factors and considerations; that the consistency provisions of the approved LWRP may not apply; and, that the consistency requirements cannot be used to require a State or federal agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section II, Section IV, and Section V, which discuss local goals, proposed projects, and local implementation techniques, including State and federal assistance needed to implement the approved LWRP.

6.3.1 State Agencies

DEPARTMENT OF ECONOMIC DEVELOPMENT

- 1) Any action or provision of funds for the development or promotion of tourism related activities or development.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1) Planning, development, construction, major renovation, or expansion of facilities in the waterfront, including recreational improvement projects.
- 2) Advance assistance under the Small Communities and Rural Wastewater Treatment Grant Program and a subsequent construction grant subsidy.
- 3) Review of actions within National Register Districts pursuant to SEQR.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

- 1) Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
- 2) Provision of funding for State and local activities from the Land and Water Conservation Fund.
- 3) Planning, development, implementation or the provision of funding for recreational services programs.
- 4) Certification of properties within the National Register Districts.
- 5) Provision of funding for State and local historic preservation activities.
- 6) Review of Type I actions within the National Historic Districts.

DEPARTMENT OF STATE

- 1) Provision of funding for the implementation of an approved LWRP/HAMP/HMP.
- 2) Provision of funding under the Community Services Block Grant program.

COUNCIL ON THE ARTS

Assistance from the Architecture and Environmental Arts program for a harbor-front plan.

DEPARTMENT OF TRANSPORTATION

Assistance for street repairs through the Consolidated Highway Improvements Program.

6.3.2 Federal Agencies

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Community Planning and Development

- 1) Funding under the Urban Development Action Grant Program for Core area and Madison Barracks projects.
- 2) Funding under the Community Development Block Grant Program for improvements in the waterfront.

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1) Review of any proposed action within a National Register District pursuant to NEPA.
- 2) Authorization of dredging and erosion control structures to maintain navigation and repair deteriorated bulkheads.

DEPARTMENT OF THE INTERIOR

National Park Service

- 1) Provision of funding under the Land and Water Conservation Fund Program.
- 2) Review of federal actions within the National Register Districts pursuant to NEPA.

DEPARTMENT OF THE TREASURY

- 1) Continuation of Incentives for Qualified Building Rehabilitation.
- 2) Provision of appropriate tax-exempt status for non-profit agencies active in the coastal area.

ECONOMIC DEVELOPMENT ADMINISTRATION

Assistance under the Public Works and Economic Development Act for street improvements.

DEPARTMENT OF TRANSPORTATION

United States Coast Guard

Maintenance/rehabilitation of facilities.

7.0 Local Commitment and Consultation

7.1 Local Consultation

Local consultation has involved the cooperation with other village groups whose actions or functions may be affected by the LWRP/HAMP/HMP. Many of the members of the LWRP/HAMP/HMP Advisory Committee also belong to other community organizations and local boards bringing a unique and complete knowledge and perspective of life in Sackets Harbor. Committee members throughout the development of the LWRP/HAMP/HMP have made open communication with these local groups.

The community's "Visioning Plan" was developed through numerous vision sessions sponsored by the Sackets Harbor Area Cultural Preservation Foundation. That document set the stage for community involvement toward revising the Heritage Area and LWRP/HAMP/HMP plans.

The village also held public hearings on issues and projects included in the LWRP/HAMP/HMP. Discussion at these meetings has focused on future settlement patterns and the desire to protect open space in the village. The village intends to hold a final public hearing prior to the approval of the LWRP/HAMP/HMP.

7.2 Regional Consultation

The Jefferson County Planning Department has been consulted and will participate in the review of the draft LWRP.

7.3 State Agency Consultation

7.3.1 Department of Environmental Conservation

Several contacts were made to gather data concerning wetlands and biological resources.

7.3.2 *Department of State*

Consultation with the Department of State (NYSDOS) took place during the preparation of the LWRP/HAMP/HMP. The NYSDOS also provided assistance regarding methods of implementation and legal and programmatic concerns.

The LWRP/HAMP/HMP is to be reviewed and declared complete by the Village Board and forwarded to the NYSDOS. The NYSDOS will initiate a 60-day review of the Draft LWRP/HAMP/HMP pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act and the State Environmental Review Act. Copies of the Draft LWRP/HAMP/HMP will be distributed to all potentially affected state and federal agencies and Jefferson County. The village and NYSDOS will review comments received on the document, and update the LWRP accordingly.

7.4 Local Commitment

The village was active in achieving agreement and acceptance of updated policies, programs and projects related to the Local Waterfront Revitalization Area by the village Planning Board and Village Board.

The village recognizes that the stability and vitality of the downtown business district and the importance of maintaining control of land use are crucial to protecting the essential character of the village. There are real pressures for continuing development in the community throughout the village. While development is viewed as a positive force, the village wishes to ensure that new development is in the collective best interest. Through the LWRP/HAMP/HMP process the village is defining its goals and objectives for the future.

The village's objective is also to ensure that the vision articulated in the LWRP/HAMP/HMP is one that genuinely reflects the collective will of the community. To that end, the LWRP/HAMP/HMP Advisory Committee has endeavored to keep the public involved and apprised of the status and progress of its work. It has tried hard to survey the views of the community with respect to the issues at stake and to

incorporate those views in its LWRP/HAMP/HMP policies and recommendations. With the assistance of the village, the Committee's efforts to gather information from local residents included sponsoring two public meetings and a questionnaire.

The following steps have been (or will be) undertaken to achieve local commitment:

1. The Advisory Committee has contacted groups and individuals concerned with the village and its waterfront and invited input concerning their interests and information that they may possess.
2. Consultants to the village have prepared and submitted to the Advisory Committee for review and comment, background material and drafts of planning policy documents, including analyses, and plans for uses and specific projects within the Local Waterfront Revitalization Area.
3. The Advisory Committee conducted two public meetings to solicit public input.
4. The LWRP/HAMP/HMP Advisory Committee will continue to make recommendations to the Village Board regarding development policies and revitalization projects.
5. The Village Board, upon recommendation of the LWRP/HAMP/HMP Advisory Committee, intends to approve a set of policies and plans relating to the updated Sackets Harbor LWRP/HAMP/HMP. These policies and plans will serve as a basis for:
 - a. Acceptance of the Draft LWRP/HAMP/HMP, Draft Waterfront Consistency Review Law, and Amendments to the Waterfront Management Law) as complete and ready for 60-day review;
 - b. Completion of a SEQR Environmental Assessment Form (Appendix F) and Determination of Significance;
 - c. Submission of the Draft LWRP/HAMP/HMP, Draft Waterfront Consistency Review Law, Draft Amendments to the Waterfront

Management Law, SEQR EAF Form and Determination of Significance to the Department of State for 60-day review.

6. After the Department of State has completed the 60-day review, all comments have been received, and any necessary changes made to the LWRP, the Village Board's adoption of the final LWRP/HAMP/HMP, Waterfront Consistency Review Law and Amendments to the Waterfront Management Law following a final public hearing on the updated draft LWRP/HAMP/HMP and local laws, and the associated Environmental Assessment Form. Adoption of the final LWRP/HAMP/HMP and local laws will serve as the basis for:
 - a. Initiation and continuation of public and joint public/private projects;
 - b. Coordination of local, state, and federal participation in the implementation of the LWRP/HAMP/HMP, particularly in terms of assuring consistency with the LWRP/HAMP/HMP.

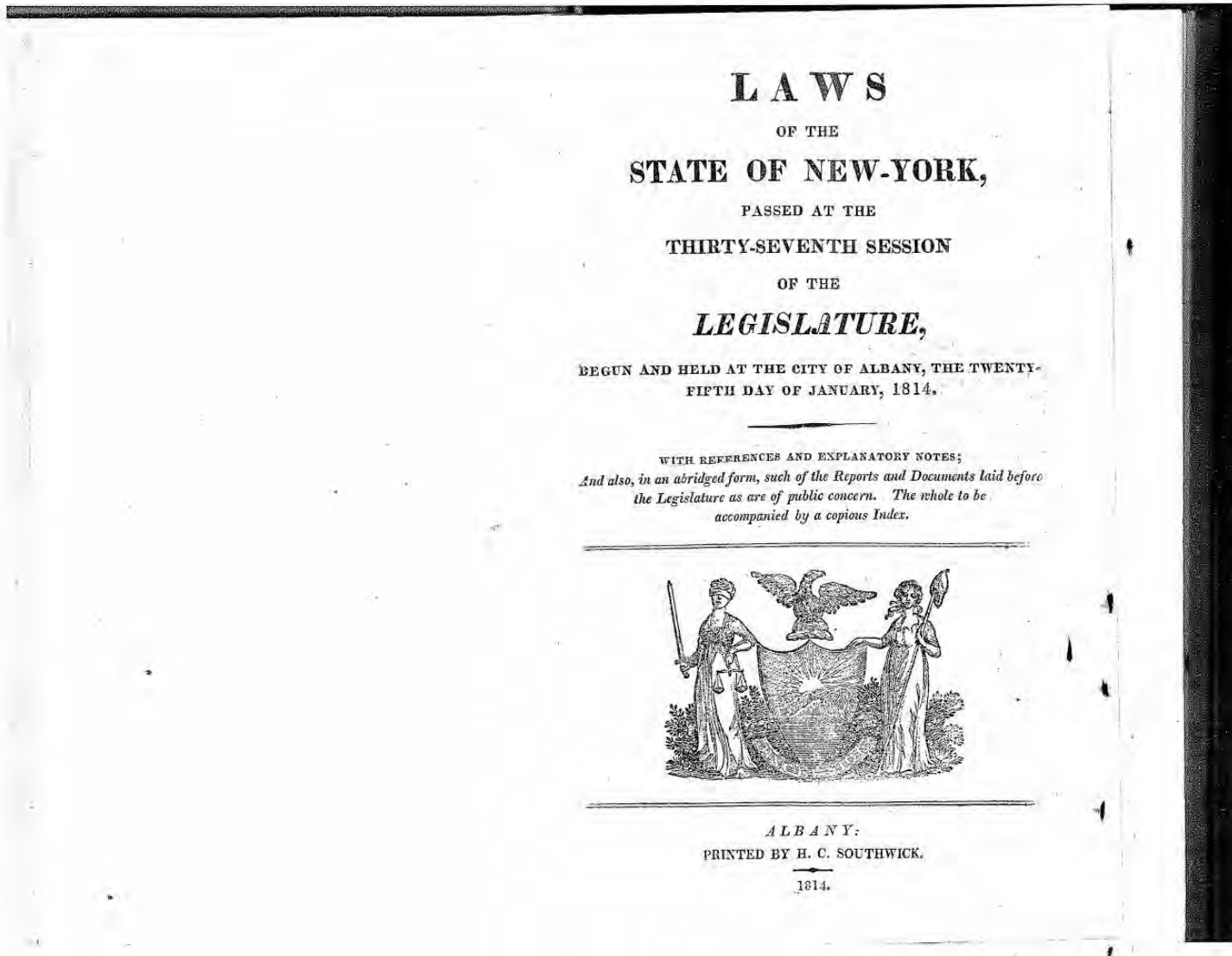
This page left intentionally blank.

Appendix A. Village of Sackets Harbor Boundary Documentation

Village of Sackets Harbor Boundary Documentation

Department of State staff worked with Village representatives, the Jefferson County Clerk’s office, and New York State Archives to find relevant documents describing and depicting the Village of Sackets Harbor boundary. Provided in this Appendix are: 1. Laws of the State of New York forming the Village of Sackets Harbor in 1814 from the Town of Hounsfield; 2. Corporate boundary description from NYS Archives dated 1925; and 3. Village of Sackets Harbor and Town of Hounsfield maps from 1864. The Town of Hounsfield 1864 map depicts the Great Lot numbers mentioned in the 1814 Laws of New York and the 1925 boundary description.

1. Laws of the State of New York, 1814. Chap. CCI. Passed April 15, 1814. Formation of the Village of Sackets Harbor from the Town of Hounsfield



THIRTY-SEVENTH SESSION.

259

gished himself at the battle of Queenstown. The 7th relates to a matter, for which, see *Appendix*. The 8th extends the jurisdiction of the Albany Mayor's Court, which before could only try causes arising within the city, and not out of it—some inconveniencies being experienced from this restriction, this section became necessary to place it on the same footing with the New-York Mayor's Court.—The 9th relates to the Hamilton and Skeneateles turnpike company, which was incorporated April 2, 1806, *vide* W. v. 4. 475 sess. 31. ch. 215—sess. 36. ch. 22. For remarks on the 10th section, see *Appendix*. Before the provision contained in the 11th section, the sum allowed was 700 dollars, it is now increased to 1100 dollars. The 12th section relates to the Deputy Secretary of State, an office at present held by Archibald Campbell, Esquire. His salary formerly did not exceed 700 dollars, but owing to his increased duties, and the fidelity and dispatch with which he executed them, it was increased to 1000 dollars. The 13th section relates to the Deputy Comptroller, and increases his salary from 1000 to 1400 dollars. The remark applied to the Deputy Secretary, may with justice be likewise applied to this latter officer. The increased expenses of the Comptroller's office, required the passage of the 14th section. The 15th, 16th and 17th sections, require no remark. The 18th section, revives a section, sess. 36. ch. 203. § 14, relating to a conveyance to Richard Duncan. The 19th, 20th and 21st sections, require no remark.—The 23d appropriates certain monies arising under the militia law, to the *school fund*—for the militia laws, *vide* W. v. 5. 530. sess. 34. ch. 121. Sess. 34. ch. 246. § 50, 51. Sess. 35. ch. 239 § 21. The 24th, 25th, 26th, 27th, 28th and 29th sections, require no remark. The 30th section amends the act of March 19, 1813, *vide* V. N. & W. v. 2. 128. The 31st requires no remark. The 32d was passed on the application of the Albany Common Council, to suppress the frauds and extortion practised by some of the owners of carriages, &c. let to hire. The act referred to in the 33d section, is sess. 36. ch. 100. The 34th and 35th sections were passed on the suggestion of the faculty of Union College. The 36th was passed to remedy the inconvenience produced from the want of a quorum in the board of trustees. Before the 37th section, no judgments in the Mayor's Courts or Common Pleas, could be entered *in vacation*. The 38th, 39th, 40th, 41st and 42d, require no remark. The sections repealed by the 43d, are in sess. 35. ch. 157. and related to certain tonnage to be received from owners of vessels, &c. The 44th, 45th, 46th, 47th, 48th, 49th and 50th sections, require no remark. The 51st relates to the Historical Society, which was incorporated February 10, 1809, sess. 32. ch. 26. For the 52d, see *Appendix*. The 53d and last section, gives a construction to sess. 35. ch. 330. which before had been the subject of doubt]

CHAP. CCL,

An ACT to vest certain powers in the Freeholders and Inhabitants of the village of Sacket's Harbour.

Passed April 15, 1814.

I. BE it enacted by the People of the state of New-York, represented in Senate and Assembly, that the district of country comprising great lots number twenty-two and fifty-four, and sub-division lots number one and two, in great lot number fifty-two, of the town of Hounsfield, in the county of Jefferson, shall hereafter be known and distinguished by the name of "the village of Sacket's Harbour;" and the freeholders and inhabitants qualified to vote at the town-meetings, who may from time to time reside within the aforesaid limits, may on the first Tuesday of June next, meet at some proper place to be appointed by any justice or justices of the peace within the said village, and notified to the inhabitants thereof at least one week previous to the said first Tuesday of June, and then and there proceed to elect seven freeholders, resident within the said village, to be trustees there-

Village of Sacket's Harbour de clared.

Trustees to be elected.

269

LAWS OF NEW-YORK,

of, who when chosen, shall possess the several powers and rights herein after specified: and such justice or justices shall preside at such meeting, and shall declare the several persons having the greatest number of votes, as duly chosen trustees; and on every first Tuesday of June after the first election of trustees, there shall in like manner be a new election of trustees for the said village; and the trustees for the time being shall perform the several duties required from the said justice or justices, in respect of notifying the meeting of the freeholders and inhabitants of the village, and presiding at such election.

Declared a corporation.

Style and general powers

Assessors.

Proviso.

Power to pass bye-laws &c.

II. *And be it further enacted,* That all the freeholders and inhabitants residing within the aforesaid limits be, and they are hereby ordained, constituted and declared to be, from time to time, and for ever hereafter, a body politic and corporate, in fact and in name, by the name of "the trustees of the village of Sacket's Harbour," and by that name they and their successors shall and may have perpetual succession, and be persons in law capable of suing and being sued, pleading and being impleaded, answering and being answered unto, defending and being defended, in all courts and places whatsoever; and that they and their successors may have a common seal, and may change and alter the same at pleasure; and shall be capable in law of purchasing, holding and conveying any estate, real or personal, for the use of the said village, and of erecting public buildings, such as fire-engine-houses, of raising money by tax for erecting those public buildings, or making any other improvements or necessary repairs; which money so to be raised, shall be assessed upon the freeholders and inhabitants of the said village according to law, by not less than three, nor more than five, judicious assessors, who shall be freeholders in the said village, and shall be chosen by the freeholders and inhabitants of the said village qualified to vote at town-meetings at their annual meetings, and collected by the collector of the corporation, in like manner as the taxes of towns and counties are collected, by virtue of a warrant to him directed by a majority of the trustees: *Provided nevertheless,* That no tax shall be levied, or monies raised, assessed or collected, for erecting such public buildings, nor such public buildings be erected or disposed of, without the consent and approbation of the freeholders and the legal voters of the said village, or the major part of them, in open meeting duly notified by the said trustees, by written or printed notice to be put up in three public places in said village, at least one week previous to such meeting.

III. *And be it further enacted,* That it shall and may be lawful for the trustees of said village, or the major part of them by this act authorised to be chosen, and for their successors in office forever, from and after the first Tuesday of June next, to make, ordain, constitute and publish, such prudential bye-laws, rules and regulations, as they from time to time shall deem meet and proper, and such in particular as are relative to public markets within said village; relative to the streets, alleys and highways, therein, and draining, filling up, paving, keeping in order and im-

THIRTY-SEVENTH SESSION.

proving the same; relative to slaughter-houses and nuisances generally; relative to a town-watch, and lighting the streets of the said village; relative to the number of taverns or inns to be licensed in the said village; relative to the restraining of geese, swine, or cattle of any kind; relative to the inspection of weights and measures, and relative to erecting and regulating hay-scales, and relative to any thing whatsoever that may concern the public and good government of the said village; but no such bye-laws shall extend to the regulating or ascertaining the prices of any commodities or articles of provision, except the article of bread, that may be offered for sale: *Provided*, That such bye-laws be not contrary to or inconsistent with the laws and statutes of this state or of the United States: *And provided always*, That any monies to be raised for paving any street or streets, shall be assessed, levied and collected, in a just and equitable manner, of and from the owners and occupants of all the houses and lots adjoining such street or streets so to be paved, in proportion as nearly as may be to the advantages which each shall be deemed to acquire respectively, any thing in this act to the contrary notwithstanding.

Proviso.

Further proviso.

IV. *And be it further enacted*, That the said trustees, or the major part of them, as often as they shall make, ordain and publish, any such bye-laws for the purposes aforesaid, may make, ordain, limit and provide, such reasonable fines against the offenders of such laws, as they may think proper, the same not exceeding twenty-five dollars for any one offence, to be prosecuted and recovered by action of debt, before any justice of the peace, with costs of suit, by the trustees, for the use of said corporation; in which action it shall be sufficient to declare generally, that the defendant or defendants is or are indebted to the trustees of the village of Sacket's Harboar in the amount of the debt, penalty, fine or forfeiture, by virtue of this act, to be paid to the said trustees for the time being, when thereunto required, and under such declaration to give the special matter in evidence.

Penalties limited to 25 dolls.

How collected.

V. *And be it further enacted*, That the freeholders and inhabitants of the said village of Sacket's Harboar, qualified to vote at town-meeting, at their annual town-meetings on the first Tuesday of June in every year, hereafter to be held for choosing trustees, or at any other meeting duly notified, shall be and they are hereby authorised, by plurality of votes, to choose not less than three, nor more than five, judicious inhabitants, being freeholders, as assessors, one treasurer, being also a freeholder, one collector, and as many fire-wardens as the trustees for the time being, or the major part of them, may order and direct; and in case of vacancy by death, removal, refusal or incapacity to serve, of any of the assessors, the treasurer, collector or fire-wardens, it shall be the duty of the trustees, or the major part of them, to appoint some suitable person to fill such vacancy; and the person so to be appointed shall be vested with the like powers, and subject to the same penalties and restrictions, as if elected by the freeholders and inhabitants of said village, as above mentioned.

Assessors, treasurer, collector and fire-wardens to be appointed.

Vacancies how filled.

VI. *And be it further enacted*, That the trustees, treasurer, collector, assessors and fire-wardens, shall within ten days after

To take an oath of office.

LAWS OF NEW-YORK,

each and every election, and before they proceed to the exercise of their several offices, respectively take and subscribe an oath or affirmation, before any justice of the peace in the said village or county, for the faithful execution of the trust or office to which they may be severally chosen or appointed.

Treasurer & collector also to give security.

VII. *And be it further enacted,* That the treasurer and collector hereafter to be elected, shall before they enter upon the execution of their respective offices, respectively give such security for the faithful performance of the trusts reposed in them, as the major part of the trustees for the time being shall deem sufficient.

Penalty for refusing certain offices.

VIII. *And be it further enacted,* That if any of the inhabitants of said village, qualified as aforesaid, shall hereafter be elected or appointed a trustee, or assessor or fire-warden, and having notice thereof, shall refuse, deny, delay or neglect, to take upon him or them to execute such trust or office, to which he or they shall be elected, then and as often as it shall happen, it shall and may be lawful for the trustees, or the major part of them, to assess and impose upon every such person or persons so neglecting, delaying or refusing, such reasonable fine or fines, not exceeding twenty dollars, as they the said trustees, or the major part of them, may think fit, to be recovered by action of debt, with costs, in the manner herein before directed for the recovery of penalties or forfeitures imposed by the laws of the said trustees.

President and clerk of the board of trustees.

IX. *And be it further enacted,* That the trustees or the major part of them, within ten days after their being elected, in every year thereafter, shall, and it is hereby made their duty to assemble in some convenient place in said village, and there to choose and appoint some one suitable person of their body, to be president of the said board of trustees, and some proper person to be clerk of the said board; that it shall be the duty of the said president to preside at the meeting of the trustees, to order extraordinary meetings of trustees, whenever he may find it for the interest of the village so to do; to receive complaints of the breach of any bye-laws; to see that all the bye-laws, rules and ordinances are faithfully executed, and prosecute, in the name of the trustees, all offenders against such bye-laws; to receive and lay before the trustees the returns of the fire-wardens; and who with the consent of the major part of the trustees, shall appoint under his hand and the seal of the said village, a company of firemen, not exceeding twenty in number, to inspect the utensils belonging to the said village for extinguishing fires; and whose duty it shall be, more particularly to see the engines and fire utensils, engine-houses and all other public property belonging to the said village, suitably and properly taken care of and kept in order; and to do all such other acts and things as may be proper for him as president of the board of trustees to do; and, in case of the death, absence or disability of the president to discharge the several duties before mentioned, his place shall be supplied in the manner hereafter to be provided by the bye-laws of the said corporation.

President's duty.

Vacancy how filled.

Duty of collector of taxes.

X. *And be it further enacted,* That the collector shall within such time, as shall hereafter be provided for by the bye-laws of the said corporation, next after the receipt of his warrant for col-

THIRTY-SEVENTH SESSION,

233

lecting any tax, that may have been ordered to be raised, collect and pay the same to the treasurer; and that all monies which may at any time be in the hands of the treasurer, shall be liable to be drawn out by the trustees, or the major part of them, and applied and disposed of, as shall have been directed by the freeholders and inhabitants of said village.

XI. *And be it further enacted,* That the said trustees shall keep a just and accurate account of their necessary expenses and disbursements, and on exhibiting the same to the treasurer, shall be entitled to receive the amount thereof out of any monies in the treasury, and that the treasurer, clerk, collector, and assessors shall be paid for their several services, such suitable compensation as the said trustees or a majority of them, by a bye-law of the said corporation, shall provide.

Trustees to keep accounts of disbursements, &c.

XII. *And be it further enacted,* That it shall not be lawful for the said corporation to purchase or hold any real estate whatsoever, not lying or being within the limits of the said corporation.

Corporation not to purchase certain real estate.

XIII. *And be it further enacted,* That the trustees to be elected by virtue of this act, shall hold their respective offices until the first Tuesday of June next following, after their election of trustees, as aforesaid, and until a new election for trustees of said village shall be made pursuant to this act, and until the trustees so last chosen, shall take and subscribe the oath or affirmation of the office of trustee.

Duration of the office of trustee and oath of treasurer.

XIV. *And be it further enacted,* That it shall and may be lawful for the trustees of said village, or the major part of them, from time to time, to make ordinances to regulate the assize and quality of bread to be baked, offered, or exposed for sale by any baker or other person within the said village, and to inflict reasonable penalties upon all offenders against the said ordinances.

Regulations as to bread, &c.

[*Note.*—Add this village to the number of incorporated villages, *vide* V. N. & W. vol. 2 557, 558.—This village was part of the town of Watertown in the County of Jefferson.]

CHAP. CII.

An ACT to authorise the Comptroller to redeem the mortgage therein mentioned, and for other purposes.

Passed April 15, 1814.

I. *BE it enacted by the people of the State of New-York, represented in Senate and Assenbly,* That it shall be lawful for the comptroller to pay and satisfy, out of any monies in the treasury, to the legal representatives of John Thurman, deceased, the principal and interest which may remain due on a certain mortgage, executed by John Weatherhead to Thomas Wormald, and others, bearing date the second day of March, in the year one thousand seven hundred and seventy-three, and by the said mortgagees or their legal representatives, assigned and conveyed to the said John Thurman in his life-time: and in case the repre-

Certain monies to be paid the legal representatives of J. Thurman, deceased.

2. Village of Sackets Harbor corporate boundary description, NYS Archives, 1925

CORPORATE LIMITS OF THE VILLAGE OF
SACKET HARBOR, JEFFERSON COUNTY, N.Y.

The first act of incorporation, passed April 15, 1814, stated that the district or country comprising Great Lots number 22 and 54 and subdivision lots number 1 and 2 of Great Lot number 52 in the town of Hounsfield shall hereafter be known, distinguished, by the name of the Village of Sacketts Harbor.

The boundary of the Village, beginning at its south-west corner and running by the West to its north corner, is Henderson and Black River Bays of Lake Ontario, the north corner being at the mouth of Mill Creek. Thence it follows Mill Creek southeasterly across Brownville and Watertown Roads to the point where the southern boundary of Great Lot 54 crosses Mill Creek. Thence it runs westerly along the southern line of Great Lot number 54 to the north corner of Great Lot number 22. Thence it runs southerly along the eastern line of Great Lot number 22 to a point slightly east of the Adams road. Thence it runs westerly to the point first mentioned.

SACKET HARBOR,
JEFFERSON COUNTY,
STATE OF NEW YORK.

I hereby certify that the above description of the bounds of the Village of Sacket Harbor, and the accompanying map are, to the best of my knowledge and belief, true and correct.

Wm Dearborn,

Wm Dearborn, Village President.

3. 1864 Maps: Atlas cover, Village of Sackets Harbor Map, and Town of Hounsfield map.





Appendix B. Harbor Management Plan

Table of Contents

[Introduction](#) 1

[A. Harbor Management Area Boundary](#) 2

[B. Inventory and Analysis](#)..... 2

[C. Issues of Local Importance](#) 3

[D. Issues of Regional Importance](#)..... 4

[E. Opportunities and Objectives](#) 7

[F. Underwater Lands and Navigable Waters](#)..... 9

[G. Water Dependent Uses](#)..... 9

[H. Management of Underwater Lands and Navigable Waters](#) 10

[I. Water Use Plan](#)..... 11

[J. Policies concerning present and future use of the water use plan area](#) 11

[K. Capital Projects](#) 12

[L. Techniques to Implement the Harbor Management Plan](#) 12

[M. Additional Considerations](#)..... 16

Tables

HMP Table B.1. Location of HMP Inventory Topics discussed in the LWRP.....3

Figures

HMP Figure 1. Monthly Mean Average Lakewide Water Levels.....6

Introduction

Article 42 of the New York State Executive Law, Section 922 – Waterfront Revitalization of Coastal Areas and Inland Waterways – authorizes local governments to prepare harbor management plans (HMP) as part of their Local Waterfront Revitalization Program (LWRP). In the course of preparing the LWRP, the Village of Sackets Harbor recognized the need to manage water activities in areas adjacent to the Waterfront Revitalization Area (WRA) proposed in their program. To that end, the Village has integrated a HMP within the LWRP. With the goal of avoiding redundancy while creating these interdependent Plans, many sections within the LWRP are cross-referenced in this HMP.

As outlined below, the HMP addresses conflict, congestion, and competition for space in the use of surface waters and underwater lands and identifies various alternatives for the optimum use of the waterfront and adjacent water surfaces. More specifically, LWRP Section 2.0 identifies those areas within the WRA that are recognized as important Village resources. LWRP Section 3.0 provides specific guidance for the HMP area. LWRP Section 4.0 summarizes the results of public visioning projects that identified the key harbor management issues concerning water use in the Village and recommends specific planning principles and capital projects for implementing the vision. Section 5.0 of the LWRP identifies techniques for local implementation. Section 6.0 of the LWRP identifies the authorities of various federal and New York State agencies that can assist with the implementation of the program.

The topics listed below identify the required elements of a HMP found in 19 NYCRR 603.3 – Harbor Management. The supporting text describes and references the relevant LWRP sections that address the HMP elements.

A. Harbor Management Area Boundary

The coastal area boundary for the Village of Sackets harbor LWRP encompasses the entire area of the village from its corporate boundaries on the northern and western sides, out into the water bodies on the north (Black River Bay) and west (Henderson Bay) to a distance of 1,500 feet from the village shoreline, as described in Section 1.0 of the LWRP and shown on HMP Map 1 in Appendix G.

For discussion purposes, the HMP area is divided into the following sub-areas (See Appendix G - HMP Maps 1 and 2):

- 1) The outer waters area, which encompasses village waters outside of the harbor area, including Black River Bay, Henderson Bay and Horse Island; and
- 2) The harbor area, which encompasses the traditional village harbor waters adjacent to the village downtown area.

B. Inventory and Analysis

There are a collection of land uses around the inner harbor, including private residences, public parkland, full-service marinas and restaurants. Although not very large in size, inner Sackets Harbor provides excellent protection from wind and wave action for the docking of boats. This is due primarily to the large jetty (now the site of the Navy Point Marina) constructed by the U.S. Army in 1888.

The inventory of the natural and cultural resources, including surface waters and underwater lands in the HMP area is discussed in LWRP Section 2.0 of the LWRP. See Table B.1 for the location of HMP specific inventory topics discussed within the LWRP.

HMP Table B.1. Location of HMP Inventory Topics discussed in the LWRP

<i>HMP Inventory</i>	<i>Applicable LWRP sections</i>
Water-dependent uses	Section 2.4
Surface-water activities	Section 2.4.3
Boating facilities	Section 2.6.1
Historic underwater sites or structures	Section 2.8
Scenic resources	Section 2.9.1
Water quality	Section 2.12
Fish and Wildlife Resources	Section 2.14
Infrastructure	Sections 2.15.1; 2.15.2; 2.16.6; 2.17.1

C. Issues of Local Importance

Primary issues of local importance identified in LWRP Section 2.0 can be summarized into the following three categories:

- **Physical and visual public access to the water.** Physical and visual access is of primary concern as it impacts the quality of life for local residents, the quality of experience for visitors, and economic development through tourism and water-related recreational activities. This issue includes the desire to improve, where possible, harbor infrastructure such as walkways, boat ramps, docks, and vessel waste pump out facilities.
- **Protection of scenic resources.** Protection of the scenic quality of Lake Ontario and its associated waters as a “scenic resource” is of primary importance to the community. This includes protecting views of the inner harbor area, protecting views of Black River Bay from limestone bluffs along the shoreline, and protecting the overall quality of Lake Ontario and its environs to sustain its scenic beauty. Maintaining and improving the uniqueness of the inner harbor and all of its shoreline areas is tantamount to ensuring a sustainable economy for the Village of Sackets Harbor.

- **Protection of environmental and cultural resources.** As noted in the LWRP, the village has a rich history, having served as a base for U.S. army and naval operations beginning with the War of 1812. Though the military installations have long been deactivated, the Village is left with significant historic properties. Madison Barracks, the abandoned army installation on the northern edge of the Village, offers 100 acres of architecturally and historically significant buildings and grounds that are undergoing redevelopment. Management of growth along the shoreline is essential to ensure safe and reliable navigation through the HMP area and to protect its environmental integrity and scenic quality.

D. Issues of Regional Importance

Primary issues of regional importance identified in LWRP Section 2.0 can be summarized into the following four categories:

Tourism Opportunities. The Village is largely supported by the tourist industry, as recreational boaters, fishermen, and travelers come from various parts of the U.S. and Canada to utilize the area's excellent waters and visit the Village's historic attractions. Currently, regional, national and international tourism opportunities for economic growth are underutilized, such as in areas of eco-tourism for birding and paddling. However, promoting eco-tourism requires effective natural, historic and cultural resource protection and growth management.

- **Natural and cultural resource protection.** The protection of natural, scenic, and cultural resources in the area is key to promoting economic growth for the region. Although the responsibility of managing local resources falls to each community, the diligence in caring for those resources benefits the entire region.
- **Water levels.** Climatic changes in annual rainfall and snowpack are believed to have contributed to low water levels in the Lake Ontario/Thousand Islands

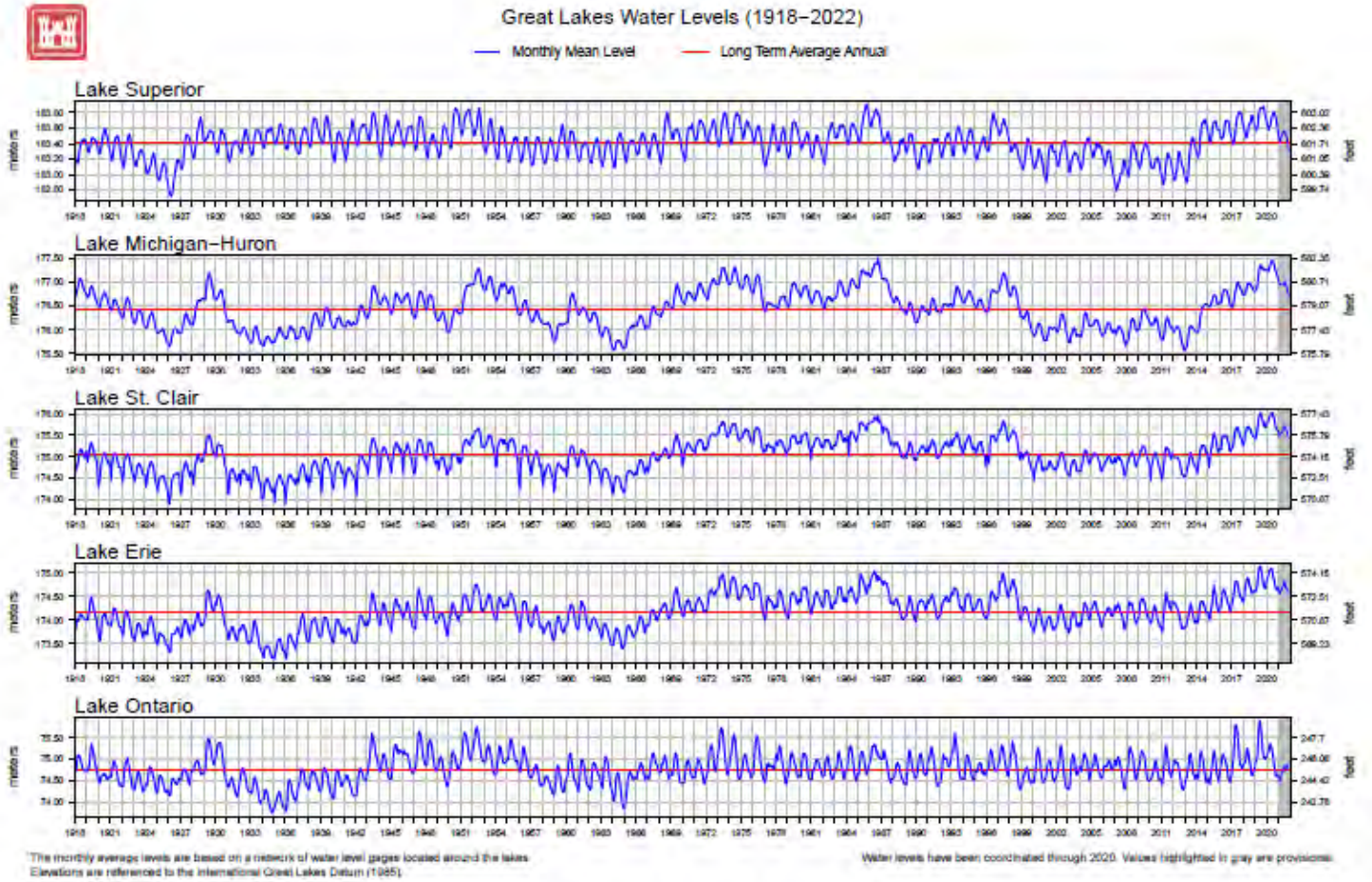
region in 1998, 2001, 2003, and 2013 and high water levels in 1998, 2002 and from 2017 – 2020 (HMP Figure 1). Local marina and boat launch owners are negatively impacted by this situation. The study, *Impact of Changing Water Levels on Lake Ontario and St. Lawrence River Marinas and Yacht Clubs*, conducted by Nancy A. Connelly, Krista M. Guerrero, Tommy L. Brown in June 2003 found that low water levels impact marinas and yacht clubs in the following ways:

- Loss of revenue due to boats moved or slips lost midseason;
- Inability to use equipment;
- Loss of sales of services, such as gas, food and lodging; and
- Reduced number of customers.

The main actions taken by local businesses to adjust to low water levels typically entail some type of dredging or repairing/rebuilding docks. Other actions considered to accommodate low water levels, include the modification of launch equipment.

According to the same study, low water levels have a more frequent occurrence than high water levels in the HMP area, but occurrence of high water levels does have an impact on marinas as well. Impacts on marinas and yacht clubs due to high water levels include:

- Dock damage;
- Lack of fish;
- Loss of revenue.



HMP Figure 1. Monthly Mean Average Lakewide Water Levels – U.S. Army Corps of Engineers <https://www.lre.usace.army.mil/Missions/Great-Lakes-Information/Great-Lakes-Information-2/Water-Level-Data/>

E. Opportunities and Objectives

In preparing the LWRP, the Village of Sackets Harbor conducted visioning and planning sessions to achieve a consensus regarding local objectives in the harbor area and the outer surface water areas. The following opportunities and their objectives were identified:

1) Maintain waterfront access for both public and private users (see LWRP Policies 1, 9 and 10).

- a. Ensure safe and reliable waterside and landside access to and from municipally owned docks.
- b. Expand waterfront recreational access opportunities at Chapin Alley and Boultons Beach.
- c. Expand the Harbor Walk at the village's shoreline to enhance access to the waterfront not only for residents but also for all NY State residents and other visitors.
- d. Provide for better management and allocation of the public facilities that already exist.

2) Enhance accessibility to landside destinations (see LWRP Policies 1, 9 and 10).

- a. Maximize public transient docking, mooring, and anchorage to attract transient boaters and improve access to Sackets Harbor's stores, restaurants and cultural activities.
- b. Establish wayfinding signage for boating tourists to access businesses and recreational resources in the village and Town of Hounsfield.
- c. Maximize waterfront automobile parking to improve public access to water activities.

3) Protect historic resources and scenic vistas for enjoyment by community residents and visitors (see LWRP Policies 2 and 3).

- a. Maintain public parks and viewing opportunities for visual access to the harbor and other village shoreline areas.
- b. Protect distinctive vistas and panoramic views of waters adjacent to the village.
- c. Protect culturally significant structures, such as the historic Horse Island lighthouse.
- d. Support development that is compatible with regional vernacular architecture.
- e. Protect the rural character area of the village that helps define the identity of the village.

4) Protect environmental resources (see LWRP Policies 4, 5, 6, 7, and 8).

- a. Coordinate with the NYSDOS Underwater Blueway Trail to help protect the historic scuba diving sites.
- b. Protect the environmentally sensitive areas within and adjacent to the HMP area.
- c. Protect fish and wildlife habitats from impacts due to flooding and erosion hazards; flooding and erosion control projects; and ice management practices.
- d. Educate residents and tourists about the location and importance of protection of the environmentally sensitive areas.
- e. Maintain and improve water quality in Sackets Harbor.
- f. Minimize runoff and sedimentation when possible.

5) Promote and support regional, national, and international tourism (see LWRP Policies 9 and 10).

- a. Encourage development of commercial hospitality services for tourists to attract destination boating.
- b. Maintain quality municipal hospitality services for all visitors, tourists, business owners, and residents.
- c. Maintain a quality wayfinding system for boating tourists as well as landside tourists to promote commercial interests, and to protect the privacy and other interests of the residents.

- d. Promote international scuba diving activities and opportunities.
- e. Promote fishing activities.

6) Promote safe boating and other water-related activities (see LWRP Policies 1, 9 and 10).

- a. Minimize potential conflicts between different boating activities.
- b. Provide safe environment for swimmers, paddlers and scuba divers.
- c. Manage the development of new docks or dock extensions to provide ample boat access to land and water destinations.
- d. Provide for a safe public swimming area.
- e. Provide public fishing opportunities, including one on or near the abandoned oil pipeline pier.
- f. Work to see that the waters of the Village of Sackets Harbor remain fully navigable at all times.
- g. Provide sufficient facilities for transient boaters.

F. Underwater Lands and Navigable Waters

Ownership of Lake Ontario, within the territorial limits of New York State, and all submerged lands, including the subsurface lying under the lake, is held by the State of New York, unless ownership has validly been granted to any other person or entity. The bottomlands of the lake are susceptible of private ownership only for special purposes. The boundary line between State ownership of the bottomlands of Lake Ontario and ownership of the adjacent upland is the low water mark.

There are no privately owned underwater lands in the Village of Sackets Harbor. New York State regulates all navigable waters associated with the Village of Sackets Harbor.

G. Water Dependent Uses

Existing water use patterns are described in LWRP Section 2.0. Policy 10 in Section 3.0 of the LWRP addresses the protection of water dependent uses and supports the siting of new water-dependent uses in suitable locations.

H. Management of Underwater Lands and Navigable Waters

The New York State Office of General Services (OGS) manages state-owned underwater lands. The OGS issues grants, leases, easements and other interests for these underwater lands. They also investigate encroachments on littoral rights (the right of an upland owner to access the navigable waters of the lake) and make sure there is no interference with navigable channels. The OGS reviews NYSDEC and U.S. Army Corps of Engineers comments for proposed projects that affect State-owned bottomlands to ensure that the benefits of the public will not be deprived and that the environment will not be adversely impacted. Various activities relating to the use of this land under water, such as construction of commercial docks, wharves, moorings and permanent structures, such as piers and breakwaters or occupation of previously filled in lands, require permission from the State. In order to obtain permission for the use of these lands underwater, an application must be made to the Office of General Services.

Underwater access to the shipwrecks is allowed, however it is unlawful to disturb archeological resources (including most shipwrecks and underwater archeological sites) on public lands without first obtaining a permit from the New York State Museum, as stipulated in § 233 of New York State Education Law.

Navigable waters in the Village of Sackets Harbor WRA and HMP area are managed under the authority of the New York State Navigation Law and United States Coast Guard. Section 30 of the Navigation Law places jurisdiction over navigable waters within the New York State Office of Parks, Recreation and Historic Preservation. The Village's Police Officer in Charge reports unsafe boating incidents to the Coast Guard or NY State Police whose boats patrol the area.

Currently the Village of Sackets Harbor has a harbor management law, titled Waterfront Management Law, Local Law No. 4 for the year 1990 (Appendix D), which essentially regulates vessels and other water-based activities and applies to all lands under water and waters in and abutting the Village, 1,500 feet from the mean high water mark of the shores within the Village's corporate limits. The general regulations

of the Waterfront Management Law address permits for the construction of structures in any waters in, abutting or surrounding the Village. The Law also addresses swimming and diving, vessel regulations in the Vessel Regulation Zone (see Appendix G - HMP Map 3), and mooring of vessels. The Village's Police Officer in Charge serves as the Enforcement Officer and has the authority to enforce the law.

One of the primary reasons for the Waterfront Management Law originated from a concern of maintaining free and clear access for navigation within the inner harbor. The heavy use for recreational boating combined with marina activities created a situation where overcrowding occurs and navigational problems sometimes arose. In response to these issues, the Village established the Vessel Regulation Zone within the inner harbor. This line establishes a seaward limit beyond which docks and moored vessels are not allowed to extend.

I. Water Use Plan

The basis for the proposed surface-water use plan is supported by the policies and goals stated above and in Section 3.0 of the LWRP. Policy 10 states the village will facilitate the location and expansion of water-dependent uses in its waterfront with particular emphasis on those which will contribute to local revitalization efforts and tourism development. HMP Maps 1 and 2 in Appendix G show the surface-water use plan including water surface-use activities, boating facilities, and infrastructure. The focus of this surface-water use plan is to encourage a balance of recreational and commercial uses between private and public users.

J. Policies concerning present and future use of the water use plan area

The Village of Sackets Harbor's policies regarding water use are set forth in Policies 1, 9 and 10 of the LWRP. Essentially, these policies restrict the use of village waterfront to water dependent and water enhanced activities. Village zoning and the local permit process are the means through which these restrictions are implemented and enforced.

K. Capital Projects

Capital improvement projects or construction projects that are necessary to maintain or improve uses or conditions in the HMP area include the following:

- Develop a village-wide trail system (see LWRP section 4.3.1)
- Rehabilitate Market Square Park (see LWRP section 4.3.2)
- Develop an outdoor swimming area (see LWRP section 4.3.3)
- Redevelop the pipeline pier for public use (see LWRP section 4.3.4)
- Improve access to the water from Chapin Alley and Hamilton Street (see LWRP section 4.3.6)
- Develop a master plan for the LDC (Local Development Corporation)/Augsbury Oil Property (see LWRP section 4.3.8)
- Develop the Ambrose Street Park (see LWRP section 4.3.10)
- Wayfinding signage (see LWRP section 4.4.3)
- Implement the Battleground Preservation Plan (see LWRP section 4.5.5)

L. Techniques to Implement the Harbor Management Plan

The land and water surface uses proposed under the LWRP will be implemented through LWRP policies, existing land use regulations, and other land management plans, agreements, policies, and planning principles, and through the accomplishment of capital projects identified in Section 4.0 of the LWRP. In particular, the Waterfront Management Law, adopted as Local Law #4 of 1990, and later amended with Local Law #5 of 1990, will “regulate the use and operation of vessels and the conduct of water based activities within the jurisdiction of the Village of Sackets Harbor in a manner to protect and promote public health, safety, and general welfare.” The law provides detailed instructions on permits, navigation, moorings, and enforcement and other procedures (see LWRP Appendix D). In addition to this, the Village is proposing to amend their code with an updated Consistency Review Law. Through the adoption of the consistency review law, the Village will establish the legal framework required for the review of direct and indirect actions with the LWRP (see LWRP Appendix E).

There is also a need for the fiscal planning of costs associated with maintenance, repair and replacement of Village waterfront facilities and administrative costs for implementing and maintaining the Sackets Harbor Harbor Management Plan. It is recommended that the village establish a Harbor Management Fund, or other funding mechanism, earmarked specifically for implementation of the Harbor Plan. Uses for the Fund would include harbor related administration, physical improvements and required maintenance activities. Sources of potential funding may include dockage and overnight mooring fees; boat launch fees; and parking fees.

LWRP Section 6.0 identifies State and Federal actions that affect and will be affected by the LWRP. With reference to the HMP area these include the authorities exercised by:

A. Department of Environmental Conservation

Funding assistance with planning studies and/or design and construction of projects targeted to protect or restore wetlands or mitigate localized flooding problems.

B. Environmental Facilities Corporation

The New York State Clean Vessel Assistance Program (CVAP) was established to protect and improve water quality in New York's navigable waterways. Federally funded through the United States Fish and Wildlife Service, the CVAP provides two types of grants to marinas for the installation, renovation, and replacement of pumpout stations for the removal and disposal of recreational boater septic waste. Construction and Upgrade Grants provide up to 75% of eligible project costs with a current maximum of \$60,000 for a pumpout boat and \$35,000 for a stationary unit per project. Operation and Maintenance Grants provide up to 75% of eligible costs up to \$2,000 for land-based pumpout facilities and \$5,000 for pumpout boats. The CVAP also provides Information and Education grants to municipalities and not-for-profit organizations to promote the understanding, use, and knowledge of pumpout stations. Education grants provide up to 75% of eligible costs with a maximum award of \$5,000. Under contract with the

NYSDEC, New York State Environmental Facilities Corporation (NYSEFC) provides technical and administrative services for this grant program.

C. Department of State

Funding approval for LWRP implementation of various planning, design and construction projects, as outlined in Section 4.0 of the LWRP.

D. Department of Economic Development / Empire State Development Corporation

Assistance for the preparation of economic feasibility studies for the reuse of various deteriorated and unutilized structures, as well as for the siting or improvement of public facilities.

E. Office of General Services

Prior to any development occurring in the water or on the immediate waterfront, OGS will be contacted for a determination of the State's interest in underwater or formerly underwater lands and for authorization to use and occupy such lands.

F. Office of Parks, Recreation, and Historic Preservation

Funding assistance for historic planning, design and restoration or preservation projects. Funding approval under programs such as the Land and Water Conservation Fund and the Clean Water/ Environmental Protection Fund for development and improvement of waterfront parkland.

G. Governor's Office for Small Cities

Funding assistance for economic development and public improvements and facilities that meet the needs of low and moderate-income households or address slum or blighting conditions.

H. Army Corps of Engineers (Department of Defense)

Assistance with future proposed erosion control structures, navigational issues, dredging and channel maintenance, and ice management activities along the waterfront.

I. U.S. Coast Guard (Department of Transportation)

Assistance with the regulation and enforcement of surface water activities, homeland security activities, and maintenance of harbor navigation structures.

J. Department of Transportation

Federal Highway Administration funding assistance with local transportation related projects, including the reconstruction of the French Creek Bridge.

K. Environmental Protection Agency

Assistance with the enforcement of the Clean Water and Clean Air Act regulations, and funding and other assistance for brownfields cleanup and redevelopment. Funding assistance for solid and hazardous waste management and wastewater treatment activities.

L. Department of Commerce

Funding assistance for public works and development facilities, business development and other economic development pursuits.

M. Department of Housing and Urban Development

Community development block grant assistance for waterfront improvement projects and other urban development needs in the waterfront area.

N. Department of Interior

Funding and other assistance for historic preservation activities and wildlife and fish restoration programs.

M. Additional Considerations

1. Conflict and Competition for Space

Water-dependent uses are land uses that require a shoreline location in order to operate. Examples include a marina, a boat launch ramp, transshipment facilities, or uses that require water for processing. Water-enhanced uses are land uses that derive benefit from a waterfront location, but do not require such a location to function, such as a restaurant, residential properties or parkland. LWRP Section 2.0 describes the water dependent uses that currently exist in each of the WRA. LWRP Policies 1.2, 10.2, and 10.3 express the community’s desire to promote the siting of water-dependent uses within the WRA, giving such uses preference over other non-water dependent uses and ensuring that waterfront development makes beneficial use of waterfront locations with minimal conflict between competing uses.

2. Structures

In order to minimize potential adverse impacts from development, LWRP Policy 1.5 states the community will “Avoid the introduction of discordant features, which would detract from the community.” In regard to preserving and restoring natural protective flooding features, LWRP Policy 4.2 specifies “Avoiding alteration or interference with shorelines currently in a natural condition”, “Enhancing existing natural protective features”, and “Restoring the condition of impaired natural protective features, wherever practical.” In regards to natural destructive forces, LWRP Policy 4.1 states “Avoid development other than water-dependent uses in waterfront hazard areas” and “Locate or move development and structures as far away from hazards as practical”. ” In regard to providing access and recreation that is compatible with natural resources, LWRP Policy 9.5 states the community will “Use methods and structures of access that maintain and protect open space areas associated with natural resources.”

3. Regional Needs

Regional resources and programs that the community will strive to protect, coordinate with, and/or enhance include:

- The location and expansion of water-dependent uses with particular emphasis on those that will contribute to local revitalization efforts and tourism development
- Expansion of recreational trail systems (on land and water and underwater), including the Harbor Walk
- The protection of scenic views and vistas
- The Mill Creek corridor and other significant fish and wildlife habitats
- Agricultural heritage
- Water level management strategies

4. Additional Applications

1) Commercial shipping

In regard to preventing the discharge of petroleum products, LWRP Policy 8.4 states the Village will:

- e. Minimize adverse impacts from potential oil spills by appropriate siting of petroleum offshore loading facilities.
- f. Have adequate plans for prevention and control of petroleum discharges in place at any major petroleum-related facility.
- g. Prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles.

2) Recreational boating

LWRP Policy 1.2 states “Water-dependent uses should be promoted where appropriate and given precedent over other types of development at suitable waterfront sites. Existing water dependent uses, including recreational boating, fishing, and recreational diving should be protected. Enhanced docking access is a type of water-dependent use that is appropriate and useful in capturing recreational boaters from Lake Ontario. Development which is not dependent on a waterfront location or which cannot make beneficial use of a waterfront location should be avoided.”

3) Commercial and recreational fishing and shellfishing

Commercial fishing and shellfishing is not applicable. In order to protect, preserve, and where practical restore Significant Waterfront Fish and Wildlife Habitats, LWRP Policy 6.2 states “All projects along the waterfront, and especially projects involving waterfront access, should be developed in a manner that ensures the protection of fish and wildlife resources. Project reviewers must consider potential impacts on fish and wildlife habitats, avoid project development and other activities that would destroy or impair habitats, and encourage project design that will restore previously impacted habitats for desirable species.” LWRP Policy 8.3 addresses the need to protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health. LWRP Policy 11.1 addresses the need to provide for and promote the health and recreational use of fishing resources.

4) Aquaculture and mariculture

There are currently no aquaculture operations in the Village’s waterfront area. If aquaculture operations were to be proposed in the future, policy 11.6 states the community will:

- a. Encourage aquaculture of economically important species.
- b. Protect native stocks from potential adverse biological impacts due to aquaculture.
- c. Provide leases of state-owned underwater lands for aquaculture only where aquaculture operations would not significantly impair natural resources or water quality.

5) Waste management

Waste management issues will be addressed by standards and guidelines contained in LWRP Policy 8. This policy is intended to protect the public from sources of contamination and to protect coastal resources from further degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites in the waterfront area to facilitate reuse and redevelopment of degraded properties. The policy addresses

solid waste, hazardous wastes, toxic pollutants and hazardous substances, petroleum products, and the transportation of solid and hazardous wastes.

6) Mineral extraction

Not applicable

7) Dredging

LWRP Policy 4.4 addresses dredging in the WRA and states that a dredging project “may adversely affect water quality, fish and wildlife habitats, wetlands, and other important waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation, and proper siting of the dredge spoil site.”

8) Public access and recreation

Public access issues are addressed under LWRP Policy 9. This policy identifies measures needed to provide sufficient and appropriate access throughout the WRA. In addition to physical access, this policy addresses visual access, the Public Trust Doctrine and structures on public trust lands and waters, as well as the need to preserve natural areas when public access is provided.

9) Habitats and natural resource protection

Issues regarding habitats and resource protection are addressed in LWRP Policy 6. The overall intent of this policy is to improve or restore ecological quality through protection of natural resources.

10) Water quality

Issues regarding water quality are addressed through LWRP Policy 5. This policy finds that water quality considerations involve both point and non-point source pollution management. Therefore, the policy addresses direct discharges to surface waters, non-point pollution management, existing regulations for protection of surface water quality and the protection of potable water supplies.

11) Open space

LWRP Policies 6 and 9 (previously discussed above) address the protection and restoration of ecological resources and the provision of adequate public access to the waterfront. The policy includes guidelines to achieve the objectives regarding preservation of open space, including siting, clustering, building preservation, removal of degrading elements, maintaining original landforms, maintaining vegetation, using appropriate materials and using appropriate scales.

12) Aesthetic values

Issues regarding aesthetic values and scenic quality are addressed under LWRP Policy 3. This policy focuses on potential changes and redevelopment along the waterfront, and the need to not only preserve existing scenic vistas and visual resources, but to provide new resources and additional opportunities for scenic viewing. Policy 3 sets forth standards for the protection and improvement of visual quality throughout the WRA, identifying and protecting aesthetic values associated with recognized areas of high scenic quality, and protecting the aesthetic quality of locally recognized scenic areas that have historically added to the waterfront character of the community.

13) Water dependent uses

As previously discussed, protection and promotion of and minimizing adverse impacts to water dependent uses are addressed under LWRP Policy 10.

14) Common law riparian or littoral rights

Issues of common law riparian or littoral rights under the Public Trust Doctrine are addressed in under LWRP Policy 9.3. This policy specifically states that private uses, structures or facilities on underwater lands should be limited to those circumstances where ownership of the underwater lands or riparian interest has been legally validated either through proof of ownership of the underwater lands or adjacent riparian parcel, or by assignment of riparian interest by the riparian owner.

15) Public interest under the Public Trust Doctrine

Issues of public interest under the Public Trust Doctrine are addressed in LWRP Policy 9.3, which provides standards to assess potential adverse impacts on public lands and sets guidelines for the transfer of interest in public lands.

Appendix C. Light List for NOAA Nautical Chart 14811

U.S. Department of
Homeland Security

United States
Coast Guard



LIGHT LIST

Volume VII

GREAT LAKES

Great Lakes and the St. Lawrence River
above the St. Regis River

This publication contains a list of lights, sound
signals, buoys, daybeacons, and other aids to navigation.

IMPORTANT
THIS PUBLICATION SHOULD BE CORRECTED
EACH WEEK FROM THE LOCAL NOTICES TO MARINERS
OR NOTICES TO MARINERS AS APPROPRIATE.

2019

COMDTPUB P16502.7

(1) No.	(2) Name and Location	(3) Position	(4) Characteristic	(5) Height	(6) Range	(7) Structure	(8) Remarks
LAKE ONTARIO							
CHAUMONT, HENDERSON AND BLACK RIVER BAYS (Chart 14811)							
Black River Bay							
1850	SACKETS HARBOR LIGHT	43-56-37.414N 076-08-43.036W	Fl W 2.5s	57 17	5	NB on gray skeleton tower.	Light obscured by trees 092° to 157° and 242° to 267°.
1852	<i>Horse Island Lighted Buoy 2</i>	43-56-30.935N 076-09-11.955W	Fl R 4s		3	Red.	Maintained from May 14 to Nov. 01.
Navy Point							
<i>Aids maintained from Jun. 1 to Nov. 1.</i>							
1855	- LIGHT	43-57-01.300N 076-07-16.300W	Fl R 4s	27 8	4	TR on post.	
1860	- MARINE DOCK LIGHT 4	43-56-58.000N 076-07-20.000W	F R	15 5		TR on post.	Private aid.
1865	- <i>Marina Anchorage Lighted Buoy A</i>	43-56-58.000N 076-07-18.000W	Q Y			Yellow.	Private aid.
1870	- <i>Marina Anchorage Lighted Buoy B</i>	43-57-02.000N 076-07-16.800W	Q Y			Yellow.	Private aid.
1875	- <i>Marina Anchorage Lighted Buoy C</i>	43-57-03.500N 076-07-18.700W	Q Y			Yellow.	Private aid.
1880	- <i>Marina Anchorage Lighted Buoy D</i>	43-57-04.000N 076-07-23.600W	Q Y			Yellow.	Private aid.
Black River Bay							
1882	MADISON BARRACKS MARINA ENTRANCE LIGHT	43-57-17.900N 076-06-44.900W	F R	17 5		TR on post.	Maintained from May 1 to Oct. 1. Private aid.
1885	<i>Black River Entrance Lighted Buoy 1</i>	43-59-12.000N 076-04-42.000W	Fl G 4s			Green.	Maintained from Apr. 30 to Sep. 30. Private aid.
1890	<i>Black River Entrance Lighted Buoy 2</i>	43-59-06.000N 076-04-36.000W	Fl R 4s			Red.	Maintained from Apr. 30 to Sep. 30. Private aid.
1895	- Buoy 3	43-58-53.200N 076-05-04.200W				Green can.	Maintained from Apr. 30 to Sep. 30. Private aid.
1900	- Buoy 4	43-58-53.200N 076-05-04.200W				Red spar.	Maintained from Apr. 30 to Sep. 30. Private aid.
1905	- Buoy 5	43-59-00.100N 076-04-57.900W				Green can.	Maintained from Apr. 30 to Sep. 30. Private aid.
1910	- Buoy 6	43-58-56.700N 076-04-55.800W				Red spar.	Maintained from Apr. 30 to Sep. 30. Private aid.
1915	- Buoy 7	43-59-05.800N 076-04-46.200W				Green can.	Maintained from Apr. 30 to Sep. 30. Private aid.
1920	- Buoy 8	43-59-04.300N 076-04-43.900W				Red spar.	Maintained from Apr. 30 to Sep. 30. Private aid.
1925	- Buoy 9	43-59-08.800N 076-04-40.900W				Green can.	Maintained from Apr. 30 to Sep. 30. Private aid.

Appendix D. Village of Sackets Harbor Waterfront Management Law

VILLAGE OF SACKETS HARBOR

Local Law No. ____ of 2022

Village of Sackers Harbor Waterfront Management Law

Be it enacted by the Village Board of the Village of Sackets Harbor as follows:

GENERAL PROVISIONS

Article 1: Title, Authority, and Purposes

Section 1-1. Short Title. This local law shall be known and cited as "Village of Sackers Harbor Waterfront Management Law".

Section 1-2. Statement of Authority. This law is adopted pursuant to New York State Navigation Law section 46-a(2), Article 7 of the Village Law, and Articles 2 and 3 of the Municipal Home Rule Law of New York State.

Section 1-3. Purposes. This local law is designed to protect and preserve the natural and historic resources of the Village's harbor, waters and shores; to promote and preserve the public's access to the Harbor, Black River Bay and Lake Ontario for recreational and commercial uses; to protect the waters abutting the Village and their unique, and sensitive environmental and aesthetic qualities; and to promote and protect the public's safety, health, comfort and general welfare.

Specific goals of this local law are as follows:

- A. To ensure that development and land-use activity along the shorelines of Lake Ontario and Black River Bay are consistent with the policies and objectives of the Sackets Harbor Local Waterfront.
- B. To provide sufficient space in appropriate waterfront locations for recreational activities, certain commercial activities and other water-dependent and/or water-enhanced uses, in order to meet the recreational needs of the Village of Sackets Harbor's present and future populations.
- C. To recognize the sensitivity of waterfront areas as unique environmental and recreational resources and to protect those areas from environmentally destructive uses and activities.
- D. To provide for a desirable mix of water-oriented commercial uses and active and passive recreational opportunities that take advantage of the unique locations and characteristics of the Village's waterfront areas.
- E. To encourage development that is appropriately designed and in harmony with the environment and that does not conflict with the preservation of the natural beauty of the Village's water areas.
- F. To permit development in areas which, by virtue of their location, topography, accessibility, relationship to surrounding land uses, zoning patterns and natural utilities, are best suited for a particular purpose; and, to preserve areas

that are naturally unsuited for development or that have unique historical, aesthetic or environmental significance.

- G. To encourage a flexibility of design, preservation of unique environmental features, and maintenance of the aesthetic quality of waterfront areas by permitting the Village Planning Board to establish minimum dimensional requirements for permitted uses, and to review other pertinent design aspects of such proposed projects.
- H. To preserve, wherever practicable, the existing vegetation and natural features of water areas, and to prevent, as much as possible, significant problems of erosion, sedimentation and drainage both during and after construction.
- I. To encourage and facilitate water-dependent and water-enhanced recreational development within the waters abutting the Village as permitted uses where compatible with the Village's LWRP, zoning, land use and water use laws and regulations, and the other goals and provisions of local laws.
- J. To protect waterfront and water areas as much as possible from excessive traffic flow, and safety problems related to such traffic flow.
- K. To protect waterfront and water areas from congestion as much as possible, by requiring the provision of open areas for rest, recreation and navigation wherever practicable.
- L. To promote the maintenance and extension of public access to the shore where practical and feasible.

Section 1-4. The provisions of this law shall apply to all lands under water and waters in and abutting the Village, 1,500 ft. from the mean high water mark of the shores within the Village's corporate limits, except where specifically provided otherwise by law.

Article 2: Definitions

Section 2-1. General Meanings. Except where specifically defined in Section 2-i below, all words or terms used in this law shall carry their customary meaning. In addition, the following provisions hold true:

- A. Words used in the present tense include the future tense;
- B. The word "person" includes a firm, partnership, corporation, company, association, organization or trust as well as an individual;
- C. The word "lot" includes the word plot or parcel;
- D. The words "used" or "occupied" as applied to any buildings, structure, or land include the words intended, arranged, or designed to be used or occupied;
- E. Words in the singular include the plural; and
- F. The word "shall" is intended to be mandatory.

Section 2-2. Specific Definitions.

“Administrative Expenses” means all actual expenses and liabilities incurred by the Village or any of its officers or agencies in processing and reviewing applications hereunder and insuring compliance with this law and all other applicable laws or regulations, including but not limited to engineering fees and disbursements, legal fees and disbursements, publication expenses, administrative expenses and any other actual expenditure incurred or accrued by the Village.

“Boathouse” shall mean any building or similar super-structure used for the storage or sheltering of watercraft, and shall include covered docks, piers and wharfs and similar structures.

“Dock” shall mean any floating or permanent dock, wharf, structure or platform extending out over or in the water, used for the securing of vessels and which provides a means of access to and from the shore.

“Harbormaster” means that person or anyone of his deputies appointed by the Mayor and approved by the Board of Trustees to enforce and implement the provisions of the Navigation Law and this local law.

“Rafting” means connecting by cables, ropes, or lines of any vessel to another, except for a row boat, dinghy or yacht tender regularly used by a moored larger vessel for transportation of persons or property to and from shore or a vessel in tow.

“Structure” means any boathouse, wharf, dolphin, dock, weir, net, boom, breakwater, bulkhead, revetment, jetty, mooring structure or device, utility line, permanently moored vessel, piling, aid to navigation, or any other man-made or man-place material, obstacle, or obstruction.

“Vessel Regulation Zone” means that area of Sackets Harbor and Black River Bay depicted on the map shown in Article Seven of this law and as described in Article 7 of this law.

“Vessel” means any boat, barge, ship, raft or other object intended to float on the water and carry persons or property.

Article 3: General Regulations

Section 3-1. Permits Required. No structure shall be constructed, placed, enlarged, modified or used in any waters in, abutting or surrounding the Village without a permit issued by the Planning Board pursuant to Articles 4 or 5 of this local law or a variance granted by the Board of Trustees pursuant to Article 6 of this local law. No person shall swim, wade, bath, or dive within the Vessel Regulation Zone, except as provided in Section 3-2 without first obtaining a permit from the Harbormaster pursuant to Article 3 of this local law. No permit shall be required for an inspection of anchoring and mooring facilities pursuant to Article 5 of this local law, provided that the person conducting said inspection shall notify the Harbormaster prior to inspection of the time, place and manner of the inspection.

Section 3-2. Swimming and Diving Permits. The Harbormaster may issue swimming or diving permits for swimming, bathing or diving for specific and defined areas in the Vessel Regulation Zone provided that he finds that the proposed activity will not constitute a threat to persons and property and will not impair navigation. The permit will be for a specific time and place within the vessel regulation zone and shall contain at least the following conditions:

- A. It may be revoked at any time by the Harbormaster for health, or safety of persons or property, or in the interests of navigation;
- B. The area be specifically marked by appropriate buoys, signs or flags advising the public of the diving or swimming area;
- C. It may be revoked at any time for failure to comply with any of the permit's conditions; and
- D. No permit for swimming, bathing, wading or diving shall be required for: (1) persons wading while launching or landing a boat at a boat launch facility or (2) in response to an emergency or accident.

Section 3-3. Vessel Regulation Zone Regulations.

- A. No person shall raft a vessel to another or permit another vessel to be rafted into the Vessel Regulation Zone.
- B. No vessel shall be moored or anchored (except while in distress) within the Vessel Regulation Zone.
- C. No vessel shall be operated at a speed in excess of five miles per hour in the Vessel Regulation Zone.
- D. No person shall place any structure, or leave any vessel or other device, within the Vessel Regulation Zone.
- E. The Harbormaster shall ensure that appropriate buoys, signs or flags are posted in accordance with the provisions of the Navigation Law of the State of New York.
- F. No person shall fish from a vessel within the Vessel Regulation Zone.

Section 3-4. Vessels Making Fast. No person from sunset to sunrise shall make fast or secure a vessel to any mooring already occupied by another vessel, or to a vessel already moored, except that a rowboat, dinghy or yacht tender regularly used by a larger vessel for transportation of persons or property to or from shore may be secured to such larger vessel or to the mooring regularly used by such larger vessel. If tied within a slip, such rowboat, dinghy, or tender shall not extend into the vessel regulation zone beyond the larger vessel, if such larger vessel is also occupying the slip, or otherwise beyond the slip itself.

Section 3-5. Traffic Control Authority. The Harbormaster shall have authority to control all vessels and other water traffic by use of authorized federal or state regulatory markers, buoys, signs or flags on signal and by oral orders or directions at any time when the Harbormaster deems it necessary in the interest of safety of persons and vessels or other property.

Section 3-6. Basic Speed Law. No person shall operate any vessel in excess of the posted speed limits or in such a manner, by its wake or otherwise, that unreasonably endangers or disturbs other vessels, persons or property.

Section 3-7. Obstructions of Fairways, Channels or Berthing Spaces and Removal of Sunken Vessels.

- A. It shall be unlawful to tie up or anchor a vessel, in such a manner as to obstruct the fairways or channels or to prevent or obstruct the passage of other vessels; or to voluntarily or carelessly sink or allow to be sunk any vessel in any

channel, fairway, berthing space; or to float loose timbers, debris logs or piles in such a manner as to impede navigation or cause damage to vessels therein. It is understood that wrecked or sunken vessels are subject to the published rules and regulations of the United States Coast Guard and any applicable State law, rules or regulations.

- B. Whenever the navigation of any waters including anchorages and berths therein, shall be obstructed or endangered by any sunken vessel or other obstruction and the obstruction of danger has existed for a period of more than ten (10) days, the vessel or obstruction shall be subject to removal, sale or other disposition. The owner or owners of such vessel or other property causing said obstruction or danger shall be liable to the Village of Sackets Harbor for all costs incident to said removal and disposition, and the Harbormaster, its employees, agents, and officers, shall not be liable for damages of any nature what so ever arising out of or in any way connected with removal, sale or disposition of such vessel or other property.

Section 3-8. Secure Berthing and Anchoring of Vessels. The owner of any vessel moored or anchored within waters under the jurisdiction of the Village of Sackets Harbor shall be responsible for causing such vessel to be tied and secured or anchored with proper care and equipment and in such manner as may be required to prevent breakaway and resulting damage, and shall thereafter provide for periodic inspection, maintenance, replacement and adjustment of anchor, mooring or tie lines at reasonable intervals. Except in specially designated anchorage areas, proper anchor lights must be displayed and a fog signal sounded when appropriate.

Section 3-9. Unseaworthy Vessels Prohibited. A person shall not moor or permit to be moored or anchored a vessel of any kind whatsoever which is unseaworthy or in a badly deteriorated condition or which is likely to sink or to damage docks, wharves, floats or other vessels or which may become a menace to navigation, except in cases of emergency.

Article 4: Permitted Structures

Section 4-1. Planning Board Approval Required. No structure shall be constructed, installed, altered, enlarged or modified without approval of the Planning Board after review of the plans as provided for in this Article, except for normal repairs and maintenance. Normal repairs and maintenance shall include the restoration and reconstruction of a damaged or destroyed structure, provided the restoration or reconstruction is substantially completed within one year of the damage or destruction of the structure. Normal repairs and maintenance does not include enlargements or substantial modifications or alterations to a structure as it existed prior to the damage or destruction.

Section 4-2. Purpose and Scope

- A. The purpose of the plan review procedure is to allow the Planning board to attach reasonable safeguards and conditions to those uses which might otherwise produce deleterious effects on the Village Zoning Law's Historic Preservation Overlay District environment, neighborhood, water-ways, navigation, or the public's health, safety and welfare. Furthermore, it is the purpose of the plan review procedure to authorize the Planning Board to

disapprove a plan for any structure or use, the deleterious effects of which cannot be mitigated because of the particular site it is to occupy.

- B. No permit shall be issued for any use or structure until it has been granted plan approval by the Planning Board or a variance by the Board of Trustees.
- C. The Planning board shall review and approve, approve with conditions, or disapprove plan review applications.

Section 4-3 Application for Plan Review. All applications for plan review shall be submitted to the Planning Board.

- A. Presubmission conference. If the applicant so requests, a presubmission conference between the applicant and the Planning Board shall be held to review the proposed development in light of existing conditions and to generally determine the information to be required on the plan. At the conference the applicant shall provide a statement and a rough sketch describing what is proposed and showing the location of the project and its relationship to surrounding water, land uses and zoning requirements.
- B. Application Requirements. The Planning Board may require at the presubmission conference that any or all of the following elements be included in the plan review application. If no presubmission conference is held, then all of the following elements shall be included in the plan review application:
 - 1. Name and address of applicant and owner, if different, and of the person responsible for preparation of such drawings;
 - 2. Map(s) bearing date, northpoint, written and graphic scale;
 - 3. Boundaries plotted to scale, including distances, bearings, areas and water depths (low and high water datum);
 - 4. Location and ownership of all adjacent lands and structures;
 - 5. A statement of compliance or consistency with all applicable local waterfront revitalization program policies and criteria;
 - 6. If the proposed sign or structure, other than a simple dock, is to be located in, or on the waters adjacent to or substantially contiguous to the Historic Preservation Overlay District as established by the Village of Sackets Harbor Zoning Law ("Zoning Law"), a detailed statement of compliance or consistency with the criteria contained in the Zoning Law relating to the Historic Preservation Overlay District;
 - 7. Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use on or adjoining the property;
 - 8. Location, size, elevation and detailed design of the structure's facilities and signs;
 - 9. Plans for dredging and controlling erosion and sedimentation during the development;
 - 10. An appropriate Environmental Assessment Form (EAF);
 - 11. Other elements integral to the proposed development as considered necessary by the Planning Board including copies of all federal, state, or county permits or applications required; and
 - 12. All applicants shall deposit with the Village Clerk sufficient security to cover the anticipated administrative expenses of the Village as provided in Section 6-2 of this Local Law.

- C. Hearing. Within forty-five (45) days from the date of Planning Board has received the completed application a public hearing shall be scheduled on the proposal to entertain public comment. At least seven (7) days advance public notice of the hearing shall be published in the official newspaper.
- D. Decision. The final decision by the Planning Board must be made within forty-five (45) days following the hearing, in writing, specifying any conditions that may be attached to an approval, the reasons that the Planning Board approved or denied the proposal and the motions/vote by the Planning Board members. All decisions shall be filed in the Office of the Village Clerk, the Harbormaster and a copy mailed to the applicant.

Section 4-4. The Planning Board's review of the plans shall include the following considerations:

- A. The construction of all structures and facilities shall be undertaken in such a way so as not to impair water quality, cause harm to fish spawning grounds, destroy the natural beauty of the shoreline, reduce the stability of steep slope areas, cause erosion or sedimentation problems along the shoreline, create hazards for navigation, interfere with the public use and enjoyment of the water surface or shoreline, or otherwise threaten the public health and safety.
- B. All structures and facilities shall only be constructed of materials which are stable, chemically inert, and insoluble and which will have no adverse effects on water quality. Such materials shall be in compliance with all federal and state laws and regulations.
- C. The grading, dredging, earth moving and disturbance of land above and below water during the construction of all structures and facilities shall be minimized as much as possible and shall be consistent with the permit requirements of all federal and state agencies.
- D. To permit the free circulation of water, reduce the effects of fluctuating water levels, and prevent adverse modifications of the shoreline, piers, docks, and wharves shall be of floating construction wherever feasible, and shall not be of rockfilled cribbing, sheet piling, closely spaced piling, or such other construction which would significantly impair water circulation.
- E. There shall be no superstructure permitted above the decks of piers, docks or wharves except those structures that are necessary to marinas.
- F. No pier, dock or wharf shall be constructed in a configuration other than straight, "T", "L", "U" or "F" shaped, unless specifically approved by the Planning Board and only if the Planning Board specifically finds that the proposed configuration will not adversely impact on the purposes or intent of this law or on adjoining riparian owner's rights.
- G. No dock shall be constructed to extend offshore more than fifty (50) feet from the mean low water mark, unless it can be clearly demonstrated that any additional length is necessary to achieve adequate water depth for proposed boat dockings and that such extensions will not adversely affect navigation or the riparian rights of others.
- H. The width of any dock shall not exceed (8) feet and must meet all applicable setback requirements.
- I. The number of private piers, docks or wharves permitted for each waterfront lot used for single-family residential purposes shall not exceed one such structure for any parcel with less than 100 feet of shoreline. One additional dock or pier per lot is allowed for each additional 50 feet or portion thereof of water frontage.

- J. The number of piers, docks or wharves permitted for each waterfront lot used for multi-family, homeowner's associations, condominiums, townhouses or similar uses shall not exceed those necessary to provide one (1) boat slip per residential unit. Such docks shall not be developed or configured on the site in any manner that adversely affects existing environmental conditions or natural features, or negatively impacts navigation or riparian rights of others.
- K. Every structure constructed shall have a minimum clearance or setback of twenty (20) feet from an imaginary boundary line in the water which runs perpendicular to the shoreline at shore terminus of the boundary line between separate littoral lots. The Planning Board may establish another angle, other than perpendicular for the imaginary boundary line in the water between littoral lots, if the Planning Board specifically finds that the establishment of the imaginary boundary line in the water at an angle other than perpendicular will not adversely impact on the riparian rights of other littoral landowners.
- L. During the hours of darkness structures that are one hundred (100) feet or longer must be lighted and marked in such a manner so as to not constitute a hazard to navigation. Lighting must not be confused with navigational lighting, and must meet U.S. Coast Guard standards.
- M. Lighting of the surface of any structure shall be provided in such a manner so as not to produce any offensive glare when viewed from the water or the land. The use of low-mast lighting fixtures and deflector shields to direct the light downward may be required to reduce or eliminate glare.
- N. Commercial operation, renting or leasing of fishing piers, docks, wharves, boat launching ramps or other structures and facilities shall be expressly prohibited in any waters abutting any residential zoning district within the Village of Sackets Harbor as established by the Zoning Law.
- O. The owner or operator of a marina or harbor may be required to furnish information concerning water quality, current patterns and intensities of boat activity, shoreline alterations, and any other conditions which may be altered by the construction of the marina or boat basin for a period of one year after completion of the facility.
- P. The approval of the installation and operation of aeration systems, bubbling systems or other ice prevention systems shall be subject to the approval of the New York State Department of Environmental Conservation. In the event that such systems are permitted to be installed, the property owner shall be responsible for installing warning signage, of a size and location to be determined by the Planning Board, on the water surface of the Village of Sackets Harbor, during the winter months.
- Q. Status and conditions of all federal and state permits required may be considered as well as compliance with all other provisions of this local law and the policies of the Local Waterfront Revitalization Program.
- R. For all signs and structures, other than simple docks, to be located in or on the waters adjacent to or substantially contiguous to the Historic Preservation Overlay District as established by the Zoning Law, shall be designed, constructed and operated in conformity to and in compliance with the criteria contained in the Zoning Law relating to the Historic Preservation Overlay District. It is the intent and purpose of this subsection to require all signs and structures, other than simple docks, to comply with the Zoning Law's Historical Preservation Overlay District's criteria and requirements in the same way and

manner as if those signs and structures were located on the lands within the Historic Preservation Overlay District.

Section 4-5. Nonconforming Structures

- A. A nonconforming structure lawfully existing on the effective date of this local law shall not be in violation of the provisions of this local law as amended.
- B. Normal repairs and maintenance to a nonconforming structure may be made pursuant to Section 4-1.
- C. A nonconforming structure may be changed, altered or expanded only if the change, alteration or expansion is granted site plan approval by the Planning Board pursuant to this Article.
- D. The Planning Board shall not grant site plan approval for a change, alteration, or expansion of a nonconforming structure unless it specifically finds the change, alteration or expansion is more compatible with the neighborhood and surrounding water uses and more conforming to the purpose and goals of this local law than the existing nonconforming use.

Article 5: Mooring of Vessels

Section 5-1. Placement of Private Moorings. No person shall place or use any mooring or permanent anchorage facility in the waters in or abutting the Village, except as provided in Section 5-2.

Section 5-2. Previously Existing Moorings

- A. All moorings lawfully in use and in existence at the time of adoption of this local law may continue to be used in the same manner and in the same location until abandoned, provided all moorings are used, occupied, lighted, and maintained in conformity with all applicable federal and state laws, rules and regulations.
- B. If a mooring is not maintained, lighted, used or occupied in conformity with all applicable federal and state laws, rules and regulations; its location changed; or is not used at all during any calendar year, the mooring shall be deemed abandoned by the Harbormaster.
- C. Any mooring and all mooring tackle shall be removed by the owner thereof as soon as is reasonable and practical upon abandonment.

Article 6: Administration

Section 6-1. Harbormaster.

- A. This law shall be implemented and enforced by the Harbormaster or any other duly designated police or peace officer.
- B. The Harbormaster shall refer all applications for permits concerning structures to the Planning Board as required by Article 4 of this law and those for a variance to the Board of Trustees.

- C. The Harbormaster and his deputies shall be qualified as a peace officer as required by Article 2 of the Criminal Procedure Law.
- D. The Harbormaster shall keep accurate records of all permit applications, permits, enforcement actions and other actions taken, except those within the jurisdiction of the Planning Board or the Board of Trustees.

Section 6.2. Administrative Fees. All applicants for any permit pursuant to Article 4 or a variance pursuant to this Article are required to pay a fee to cover the administrative expenses of the Village. Failure to pay such fee shall be deemed a violation of the Local Law.

All applications for any approval, permit, or variance shall be accompanied by a cash deposit, certified check or surety bond payable to the Village of Sackets Harbor in an amount determined by the Chairman of the Planning Board or the Mayor in requests for variances.

The Chairman of the Planning Board or the Mayor, as the case may be, should obtain estimated expenses from the Village Engineer, Village Attorney, Village Clerk and Villager Harbormaster prior to setting the amount of the cash deposit, certified check or surety bond required of each applicant.

The Chairman of the Planning Board or the Mayor, as the case may be, may require additional security for the Village administrative expense, in accordance with the provisions of this section, in the event that the Village's potential liability for such expense exceeds the initial amount deposited.

Upon completion of the latter of (i) final approval, or rejection of, any application or request, or (ii) final approval of any and all completed improvements and submission of all final bills to the Village for its administrative expenses incurred as a result of the applicants' proposed plan, all unused funds or proceeds from a surety bond shall be refunded to the applicant.

Section 6-3. Violations and Penalties.

- A. The Harbormaster and any other peace officer or police officer authorized to enforce this local law pursuant to the Navigation Law and the Criminal Procedure Law may issue a uniform navigation summons and complaint pursuant to Section 19 of the Navigation Law for any violation of the provisions of the local law.
- B. Any violation of this local law shall be a misdemeanor and is punishable by a fine not to exceed fifty dollars, up to ninety days imprisonment, or both.
- C. For violations of this local law, each week's continued violation shall constitute a separate additional offense.
- D. With the consent of the District Attorney the Village may appear in Court and prosecute all violations by an Attorney retained by the Village or by the Harbormaster.
- E. In addition to the penalties provided above the Village also may bring an action or proceeding in a court of competent jurisdiction to compel compliance with or restrain by injunction a violation of this local law.

Section 6-4. Amendments. The Village Board of Trustees may from time to time amend, supplement, or repeal the regulations and provisions of this law after public notice and public hearing and compliance with the Navigation Law. The Village Board of Trustees, by resolution, shall fix the time and place of a public hearing on the proposed amendment and cause notice to be given as required by Law.

Section 6-5. Variances.

- A. Purposes and Scope. All applications for variances shall be submitted to the Board of Trustees and shall be processed and reviewed as provided for in this section. The Board of Trustees may grant a variance to the strict application of the requirements of this local law only when it renders specific findings of fact supporting its conclusion that strict application of the provisions of this local law will result in unnecessary hardship and that in granting the variance the spirit, intent, goals and objectives of this local law will be observed, the public welfare secured and substantial justice done.
- B. Application Requirements. All of the following elements shall be included in the application for a variance:
1. Name and address of applicant and owner, if different, and of the person responsible for preparation of such drawings;
 2. Map(s) bearing date, northpoint, written and graphic scale;
 3. Boundaries plotted to scale, including distances, bearings, areas and water depths (low and high water datum);
 4. Location and ownership of all adjacent lands and structures;
 5. A statement of compliance or consistency with all applicable local waterfront revitalization program policies and criteria or why the granting of a variance is appropriate pursuant to Section 6-5 (A);
 6. If the proposed sign or structure, other than a simple dock, is to be located in, or on the waters adjacent to or substantially contiguous to the Historic Preservation Overlay District as established by the Village of Sackets Harbor Zoning Law ("Zoning Law"), a detailed statement of compliance or consistency with the criteria contained in the Zoning Law relating to the Historic Preservation Overlay District, or why the granting of a variance is appropriate pursuant to Section 6-5 (A);
 7. Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use on or adjoining the property;
 8. Location, size, elevation and detailed design of the structure's facilities and signs;
 9. Plans for dredging and controlling erosion and sedimentation during the development;
 10. An appropriate Environmental Assessment Form (EAF);
 11. Other elements integral to the proposed development as considered necessary by the Planning Board including copies of all federal, state, or county permits or applications required;
 12. All applicants shall deposit with the Village Clerk sufficient security to cover the anticipated administrative expenses of the Village as provided in Section 6-2 of this Local Law; and
 13. Any other element or item required by the Board of Trustees to review and decide the application.

- C. Hearing. Within forty-five (45) days from the date the Board of Trustees has received the completed application, a public hearing shall be scheduled on the proposal to entertain public comment. At least seven (7) days advance public notice of the hearing shall be published in the official newspaper.
- D. Decision. The final decision by the Board of Trustees must be made within forty-five (45) days following the hearing, in writing, specifying any conditions that may be attached to an approval, the reasons that the Board of Trustees approved or denied the application and the motions/vote by the Board of Trustees. All decisions shall be filed in the office of the Village Clerk, the Harbormaster and a copy mailed to the applicant.

Section 6-6. Interpretation and Separability.

- A. Interpretation. Interpretation and application of the provisions of this law shall be held to be minimal requirements, adopted for the promotion of the public health, safety, or the general welfare. Whenever the requirements of this law differ from the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.
- B. Separability. Should any section or provision of this law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Section 6-7. Effective Date. The provisions of this law shall take effect upon the following conditions:

- A. Approval by the Commissioner of Parks, Recreation, and Historic Preservation;
and
- B. Filing with the Jefferson County Clerk and the Secretary of State.

Article 7: Vessel Regulation Zone

Section 7-1. Vessel Regulation Zone Map. The Vessel Regulation Zone is that area of Sackets Harbor shown and depicted as a 7.28 acres area on **Attachment 1** entitled "Map of Proposed Vessel Regulation Zone Prepared for the Village of Sackets Harbor," by LaFave, White & McGivern, Daren L. Morgan, P.L.S., N.Y.S. License No. 49479, dated 5/9/90 and as revised 5/21/90, a copy of which is on file with the Village Clerk.

Section 7-2. Metes and Bounds Description of Vessel Regulation Zone. The metes and bounds description of the Vessel Regulation Zone is as follows:

All that parcel of land located in the Village of Sackets Harbor, County of Jefferson and State of New York, being bounded and described as follows:

Beginning at a point near the northwest shoreline of Sackets Harbor in Black River Bay, Lake Ontario, where the same is intersected by the southwest line of land conveyed to Andrew H. McPherson (Liber 1066, Page 303), said point further being N 58 degrees 34 minutes E, 200.44 feet, measured along the division line between State of New York Sackets Harbor Battlefield State Park Proposal No. 59 on the northwest and the People of the State of New York Sackets Harbor Battlefield State Park Proposal No. 50 on the southeast (Liber 802, Page 856) and S 72 degrees 12 minutes E, 88.50 feet, measured along the southeast line of McPherson, from an iron pipe in the

northeast margin of West Main Street, where the same is intersected by the aforementioned division line between Proposal No. 59 on the northwest and Proposal No. 50 on the southeast, and runs thence, from the point of beginning, into and through the waters of Lake Ontario, the seventeen following courses and distances: S 26 degrees 00 minutes E, 69.52 feet to a point; thence S 64 degrees 41 minutes 30 seconds E, 62.82 feet to a point; thence S 56 degrees 41 minutes 45 seconds E, 314.78 feet to a point that is 20 feet south of the southwest corner of a building situated north of

..this described line; thence. S 39 degrees 00 minutes 30 seconds E, 148.34 feet to a point that is 15 feet south of the southwest end of the most southerly dock; thence S 53 degrees 47 minutes 30 seconds E, 151.27 feet to the southwest end of a dock; thence, along the southwest side thereof and the southeasterly prolongation of said southwest side, S 65 degrees 49 minutes 15 seconds E, 120.40 feet to a point; thence N 82 degrees 17 minutes E, 119.03 feet to a point; thence N 41 degrees 02 minutes 30 seconds E, 197.70 feet to a point; thence N 30 degrees 40 minutes 45 seconds E, 92.24 feet to a point; thence N 23 degrees 43 minutes 30 seconds E, 130.14 feet to a point; thence S 46 degrees 16 minutes 30 seconds E, 503.09 feet to a point; thence S 67 degrees 15 minutes W, 652.69 feet to a point; thence N 54 degrees 11 minutes W, 122.75 feet to a point; thence S 65 degrees 49 minutes W, 169.56 feet to a point; thence N 31 degrees 21 minutes 30 seconds W, 171.43 feet to a point; thence N 35 degrees 44 minutes 15 seconds W, 145.17 feet to a point; thence N 39 degrees 58 minutes W, 587.25 feet to a point in the first mentioned northwest shoreline of Sackets Harbor; thence, along said shoreline, in a general direction of N 30 degrees 16 minutes 30 seconds E, 41.68 feet to the place of beginning, containing 7.28 acres of land, more or less.

Attachment 1



REVISED: 5/21/90		MAP OF PROPOSED VESSEL REGULATION ZONE PREPARED FOR			
		VILLAGE OF SACKET'S HARBOR			
		VILLAGE OF SACKET'S HARBOR, JEFFERSON CO., N.Y.			
		LAFAVE, WHITE & MCGIVERN			
		LAND SURVEYORS THERESA, N.Y.			
DAREN L. MORGAN, P.L.S. N.Y.S. LIC. NO. 49479	DRAWN: BARRY	CHECKED: DAREN	SCALE: 1" = 40'	DATE: 5/9/90	FILE NO. 10-11
					SHEET 1 OF 1

This page left intentionally blank.

Appendix E. Village of Sackets Harbor Waterfront Consistency Review Law

VILLAGE OF SACKETS HARBOR

Local Law No. ____ of 2022

Village of Sackets Harbor Waterfront Consistency Review Law

Be it enacted by the Village Board of the Village of Sackets Harbor as follows:

GENERAL PROVISIONS

I. Title.

This Local law will be known as the Village of Sackets Harbor Waterfront Consistency Review Law.

II. Authority and Purpose.

- A. This local law is adopted under the authority of the Municipal Home Rule Law and the Waterfront Revitalization of Coastal Areas and Inland Waterways Act of the State of New York (Article 42 of the Executive Law).
- B. The purpose of this local law is to provide a framework for agencies of the Village of Sackets Harbor to incorporate the policies and purposes contained in the Village of Sackets Harbor Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions located within the Waterfront Revitalization Area (WRA); and to assure that such actions and direct actions by Village agencies are consistent with the LWRP policies and purposes.
- C. It is the intention of the Village of Sackets Harbor that the preservation, enhancement and utilization of the unique waterfront of the Village take place in a coordinated and comprehensive manner to ensure a proper balance between protection of natural resources and the need to accommodate limited population growth and economic development. Accordingly, this local law is intended to achieve such a balance, permitting the beneficial use of waterfront resources while preventing loss or degradation of living waterfront resources and wildlife; diminution of open space areas or public access to the waterfront; disruption of natural waterfront processes; impairment of scenic, cultural or historical resources; losses due to flooding, erosion and sedimentation; impairment of water quality; or permanent adverse changes to ecological systems.
- D. The substantive provisions of this local law shall only apply when there is in existence a Village of Sackets Harbor Local Waterfront Revitalization Program which has been adopted in accordance with Article 42 of the Executive Law of the State of New York.

III. Definitions.

- A. **“Actions”** include all the following, except minor actions:
- (1) projects or physical activities, such as construction or any other activities that may affect natural, manmade or other resources in the WRA or the environment by changing the use, appearance or condition of any resource or structure, that:
 - i. are directly undertaken by an agency; or
 - ii. involve funding by an agency; or
 - iii. require one or more new or modified approvals, permits, or review from an agency or agencies;
 - (2) agency planning and policymaking activities that may affect the environment and commit the agency to a definite course of future decisions;
 - (3) adoption of agency rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect waterfront resources or the environment; and
 - (4) any combination of the above.
- B. **“Agency”** means any board, agency, department, office, other body, or officer of the Village of Sackets Harbor.
- C. **“Consistent”** means that the action will fully comply with the LWRP policy standards, conditions and objectives and, whenever practicable, will advance one or more of them.
- D. **“Direct Actions”** mean actions planned and proposed for implementation by an agency, such as, but not limited to a capital project, rule making, procedure making and policy making.
- E. **“Environment”** means all conditions, circumstances and influences surrounding and affecting the development of living organisms or other resources in the waterfront area.
- F. **“Local Waterfront Revitalization Program”** or “LWRP” means the Local Waterfront Revitalization Program of the Village of Sackets Harbor, approved by the Secretary of State pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), a copy of which is on file in the Office of the Clerk of the Village of Sackets Harbor.
- G. **“Minor actions”** include the following actions, which are not subject to review under this Local law:
- (1) maintenance or repair involving no substantial changes in an existing structure or facility;
 - (2) replacement, rehabilitation or reconstruction of a structure or facility,

- in kind, on the same site, including upgrading buildings to meet building or fire codes, except for structures in areas designated by local law where structures may not be replaced, rehabilitated or reconstructed without a permit;
- (3) repaving of existing paved highways not involving the addition of new travel lanes;
 - (4) street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities;
 - (5) maintenance of existing landscaping or natural growth, except where threatened or endangered species of plants or animals are affected, or within Significant Coastal Fish and Wildlife Habitat areas;
 - (6) granting of individual setback and lot line variances, except in relation to a regulated natural feature;
 - (7) minor temporary uses of land having negligible or no permanent impact on waterfront resources or the environment;
 - (8) installation of traffic control devices on existing streets, roads and highways;
 - (9) mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns;
 - (10) information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any action;
 - (11) official acts of a ministerial nature involving no exercise of discretion, including building permits where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building code.
 - (12) routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment;
 - (13) conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action;
 - (14) collective bargaining activities;
 - (15) investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt;
 - (16) inspections and licensing activities relating to the qualifications of individuals or businesses to engage in their business or profession;
 - (17) purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, storage of road de-icing substances, or other hazardous materials;
 - (18) adoption of regulations, policies, procedures and local legislative decisions in connection with any action on this list;
 - (19) engaging in review of any part of an application to determine compliance with technical requirements, provided that no such determination entitles or permits the project sponsor to commence the action unless and until all requirements of this Part have been

- fulfilled;
- (20) civil or criminal enforcement proceedings, whether administrative or judicial, including a particular course of action specifically required to be undertaken pursuant to a judgment or order, or the exercise of prosecutorial discretion;
 - (21) adoption of a moratorium on land development or construction;
 - (22) interpreting an existing code, rule or regulation;
 - (23) designation of local landmarks or their inclusion within historic districts;
 - (24) emergency actions that are immediately necessary on a limited and temporary basis for the protection or preservation of life, health, property or natural resources, provided that such actions are directly related to the emergency and are performed to cause the least change or disturbance, practicable under the circumstances, to waterfront resources or the environment. Any decision to fund, approve or directly undertake other activities after the emergency has expired is fully subject to the review procedures of this Part;
 - (25) local legislative decisions such as rezoning where the Village Board determines the action will not be approved.
- H. **"Waterfront area"** means that portion of New York State coastal waters and adjacent shorelands as defined in Article 42 of the Executive Law which is located within the boundaries of the Village of Sackets Harbor, as shown on the coastal area map on file in the office of the Secretary of State and as delineated in the Village of Sackets Harbor Local Waterfront Revitalization Program (LWRP).
- I. **"Waterfront Assessment Form (WAF)"** means the form, a sample of which is appended to this local law, used by an agency to assist in determining the consistency of an action with the Local Waterfront Revitalization Program.

IV. Management and Coordination of the LWRP

- A. The Village of Sackets Harbor Planning Board shall be responsible for coordinating review of actions in the Village's waterfront area for consistency with the LWRP, and will advise, assist and make consistency recommendations to other Village agencies in the implementation of the LWRP, its policies and projects, including physical, legislative, regulatory, administrative and other actions included in the program.
- B. The Planning Board shall coordinate with the New York State Department of State regarding consistency review of actions by Federal agencies and with State agencies regarding consistency review of their actions.
- C. The Planning Board shall assist the Village Board in making applications for funding from State, Federal, or other sources to finance projects under the LWRP.
- D. The Planning Board shall perform other functions regarding the waterfront area and direct such actions or projects as the Village Board may deem

appropriate, to implement the LWRP.

V. Review of Actions.

- A. Whenever a proposed action is located within the Village's waterfront area, each Village agency shall, prior to approving, funding or undertaking the action, make a determination that it is consistent with the LWRP policy standards summarized in Section H herein. No action in the waterfront area shall be approved, funded or undertaken by that agency without such a determination.
- B. Whenever a Village agency receives an application for approval or funding of an action, or as early as possible in the agency's formulation of a direct action to be located in the waterfront area, the agency shall refer a copy of the completed CAF to the Planning Board within ten (10) days of its receipt and prior to making its determination, shall consider the recommendation of the Planning Board with reference to the consistency of the proposed action.
- C. After referral from an agency, the Planning Board shall consider whether the proposed action is consistent with the LWRP policy standards set forth in Section H herein. The Planning Board shall require the applicant to submit all completed applications, CAFs, EAFs, and any other information deemed necessary to its consistency recommendation.

The Planning Board shall render its written recommendation to the agency within thirty (30) days following referral of the CAF from the agency, unless extended by mutual agreement of the Planning Board and the applicant or in the case of a direct action, the agency. The Planning Board's recommendation shall indicate whether the proposed action is consistent with or inconsistent with one or more of the LWRP policy standards and shall elaborate in writing the basis for its opinion. The Planning Board shall, along with a consistency recommendation, make any suggestions to the agency concerning modification of the proposed action, including the imposition of conditions, to make it consistent with LWRP policy standards or to greater advance them.

In the event that the Planning Board's recommendation is not forthcoming within the specified time, the agency shall make its consistency decision without the benefit of the Planning Board's recommendation.

- D. If an action requires approval of more than one Village agency, decision making will be coordinated between the agencies to determine which agency will conduct the final consistency review, and that agency will thereafter act as designated consistency review agency. Only one CAF per action will be prepared. If the agencies cannot agree, the Village Board shall designate the consistency review agency.
- E. Upon receipt of the Planning Board's recommendation, the agency shall consider whether the proposed action is consistent with the LWRP policy

standards summarized in Section H herein. The agency shall consider the consistency recommendation of the Planning Board, the CAF and other relevant information in making its written determination of consistency. No approval or decision shall be rendered for an action in the waterfront area without a written determination of consistency having first been rendered by a Village agency.

The Zoning Board of Appeals is the designated agency for the determination of consistency for variance applications subject to this law. The Zoning Board of Appeals shall consider the written consistency recommendation of the Planning Board in the event and at the time it makes a decision to grant such a variance and shall impose appropriate conditions on the variance to make the activity consistent with the objectives of this law.

- F. Where an EIS is being prepared or required, the draft EIS must identify applicable LWRP policies standards in Section H and include a discussion of the effects of the proposed action on such policy standards. No agency may make a final decision on an action that has been the subject of a final EIS and is located in the waterfront area until the agency has made a written finding regarding the consistency of the action with the local policy standards referred to in Section H. herein.
- G. In the event the Planning Board's recommendation is that the action is inconsistent with the LWRP, and the agency makes a contrary determination of consistency, the agency shall elaborate in writing the basis for its disagreement with the recommendation and state the manner and extent to which the action is consistent with the LWRP policy standards.
- H. Actions to be undertaken within the waterfront area shall be evaluated for consistency in accordance with the following summary of LWRP policy standards, which are derived from and further explained and described in Section III of the Village of Sackets Harbor LWRP, a copy of which is on file in the Village Clerk's office and available for inspection during normal business hours. Agencies that undertake direct actions must also consult with Section IV of the LWRP - Proposed Land and Water Uses and Projects, in making their consistency determination. The action must be consistent with the policies to:
 - (1) Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development (Policy 1).
 - i. Concentrate development and redevelopment in or adjacent to the traditional waterfront community (Policy 1.1).
 - ii. Ensure that development or uses take appropriate advantage of their waterfront location (Policy 1.2).
 - iii. Protect stable residential areas (Policy 1.3).
 - iv. Maintain and enhance natural areas, recreation, open space, and

- agricultural lands (Policy 1.4).
- v. Minimize adverse impacts of new development and redevelopment (Policy 1.5).
- (2) Preserve historic resources of the waterfront area (Policy 2).
- i. Maximize preservation and retention of historic resources (Policy 2.1).
- ii. Protect and preserve archaeological resources (Policy 2.2).
- iii. Protect and enhance resources that are significant to the waterfront culture (Policy 2.3).
- (3) Enhance visual quality and protect scenic resources throughout the waterfront area (Policy 3).
- i. Protect and improve visual quality throughout the waterfront area (Policy 3.1).
- ii. Protect aesthetic values associated with recognized areas of high scenic quality (Policy 3.2).
- (4) Minimize loss of life, structures, and natural resources from flooding and erosion (Policy 4).
- i. Minimize losses of human life and structures from flooding and erosion hazards (Policy 4.1).
- ii. Preserve and restore natural protective features (Policy 4.2).
- iii. Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects (Policy 4.3).
- iv. Manage navigation infrastructure to limit adverse impacts on waterfront processes (Policy 4.4).
- v. Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit (Policy 4.5).
- (5) Protect and improve water quality and supply in the waterfront area (Policy 5).
- i. Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards (Policy 5.1).
- ii. Manage land use activities and use best management practices to minimize nonpoint pollution of waterfront area waters (Policy 5.2).
- iii. Protect and enhance the quality of waterfront area waters (Policy 5.3).
- iv. Limit the potential for adverse impacts of watershed development on water quality and quantity (Policy 5.4).
- v. Protect and conserve the quality and quantity of potable water (Policy 5.5).

- (6) Protect and restore the quality and function of the ecosystem in the waterfront area (Policy 6).
 - i. Protect and restore ecological quality in the waterfront area (Policy 6.1).
 - ii. Protect and restore Significant Coastal Fish and Wildlife Habitats (Policy 6.2).
 - iii. Protect and restore freshwater wetlands (Policy 6.3).
 - iv. Protect vulnerable fish, wildlife, and plant species, and rare ecological communities (Policy 6.4).
 - v. Protect natural resources and associated values in identified regionally important areas (Policy 6.5).
- (7) Protect and improve air quality in the waterfront area (Policy 7).
 - i. Control or abate existing and prevent new air pollution (Policy 7.1).
 - ii. Limit discharges of atmospheric radioactive material to a level that is as low as practicable (Policy 7.2).
 - iii. Limit sources of atmospheric deposition of pollutants to the waterway, particularly from nitrogen sources (Policy 7.3).
- (8) Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes (Policy 8).
 - i. Manage solid waste to protect public health and control pollution (Policy 8.1).
 - ii. Manage hazardous wastes to protect public health and control pollution (Policy 8.2).
 - iii. Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health (Policy 8.3).
 - iv. Prevent and remediate discharge of petroleum products (Policy 8.4).
 - v. Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities (Policy 8.5).
 - vi. Site solid and hazardous waste facilities to avoid potential degradation of waterfront resources (Policy 8.6).
- (9) Provide for public access to, and recreational use of, coastal waters, public lands, and public resources of the waterfront area (Policy 9).
 - i. Promote appropriate and adequate physical public access and recreation throughout the waterfront area (Policy 9.1).
 - ii. Provide public visual access from public lands to waterfront lands and waters or open space at all sites where physically

- practical (Policy 9.2).
- iii. Preserve the public interest in and use of lands and waters held in public trust by the state and other public entities (Policy 9.3).
 - iv. Assure public access to public trust lands and navigable waters (Policy 9.4).
 - v. Provide access and recreation that is compatible with natural resource values (Policy 9.5).
- (10) Protect water-dependent uses in the waterfront area and promote siting of new water-dependent uses in suitable locations (Policy 10).
- i. Protect existing water-dependent uses (Policy 10.1).
 - ii. Promote maritime centers as the most suitable locations for water-dependent uses (Policy 10.2).
 - iii. Allow for development of new water-dependent uses outside of maritime centers (Policy 10.3).
 - iv. Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and maritime support services (Policy 10.4).
 - v. Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses (Policy 10.5).
 - vi. Provide sufficient infrastructure for water-dependent uses (Policy 10.6).
 - vii. Promote efficient harbor operation (Policy 10.7).
- (11) Promote sustainable use of living Lake Ontario resources (Policy 11).
- i. Ensure the long-term maintenance and health of living Lake Ontario resources (Policy 11.1).
 - ii. Provide for commercial and recreational use of Lake Ontario finfish (Policy 11.2).
 - iii. Promote recreational use of living Lake Ontario resources (Policy 11.4).
 - vi. Promote aquaculture (Policy 11.6).
- (12) Protect agricultural lands in the waterfront area (Policy 12).
- i. Protect existing agriculture and agricultural lands from conversion to other land uses (Policy 12.1).
 - ii. Establish and maintain favorable conditions that support existing or promote new agricultural production in the waterfront area (Policy 12.2).
 - iii. Minimize adverse impacts on agriculture from unavoidable

- conversion of agricultural land (Policy 12.3).
- iv. Preserve scenic and open space values associated with agricultural lands in the waterfront area (Policy 12.4).
- (13) Promote appropriate use and development of energy and mineral resources (Policy 13).
- i. Conserve energy resources (Policy 13.1).
 - ii. Promote alternative energy sources that are self-sustaining (Policy 13.2).
 - iii. Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities (Policy 13.3).
 - iv. Minimize adverse impacts from fuel storage facilities (Policy 13.4).
 - v. Minimize adverse impacts associated with mineral extraction (Policy 13.5).
- I. Each agency shall maintain a file for each action made the subject of a consistency determination, including any recommendations received from the Planning Board. Such files shall be made available for public inspection upon request.

VI. Enforcement.

No action within the Sackets Harbor waterfront area which is subject to review under this Local law shall proceed until a written determination has been issued from a Village agency that the action is consistent with the Village's LWRP policy standards. In the event that an activity is being performed in violation of this law or any conditions imposed thereunder, the Village Zoning Enforcement Officer or any other authorized official of the Village shall issue a stop work order and all work shall immediately cease. No further work or activity shall be undertaken on the project so long as a stop work order is in effect. The Village Zoning Enforcement Officer, Village Attorney, Code Enforcement Officer and Village Police Department shall be responsible for enforcing this Local law.

VII. Violations.

- A. A person who violates any of the provisions of, or who fails to comply with any condition imposed by, this Local law shall have committed a violation, punishable by a fine not exceeding five hundred dollars (\$500.00) for a conviction of a first offense and punishable by a fine of one thousand dollars (\$1000.00) for a conviction of a second or subsequent offense. For the purpose of conferring jurisdiction upon courts and judicial officers, each week of continuing violation shall constitute a separate additional violation.
- B. The Village Attorney is authorized and directed to institute any and all actions and proceedings necessary to enforce this local law. Any civil penalty shall be in

addition to and not in lieu of any criminal prosecution and penalty.

VIII. Severability.

The provisions of this local law are severable. If any provision of this local law is found invalid, such finding shall not affect the validity of this local law as a whole or any part or provision hereof other than the provision so found to be invalid.

IX. Effective Date.

This local law shall take effect immediately upon its filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

APPENDIX A

WATERFRONT ASSESSMENT FORM

A. INSTRUCTIONS (Please print or type all answers)

1. Applicants, or in the case of direct actions, Village of Sackets Harbor agencies, shall complete this CAF for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a Village of Sackets Harbor agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Sackets Harbor Clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.
3. If any questions in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of agency action (check appropriate response):
 - (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) _____
 - (b) Financial assistance (e.g. grant, loan, subsidy) _____
 - (c) Permit, approval, license, certification _____
 - (d) Agency undertaking action: _____
2. Describe nature and extent of action: _____

- 3. Location of action: _____

 Street or Site Description
- 4. Size of site: _____
- 5. Present land use: _____
- 6. Present zoning classification: _____
- 7. Describe any unique or unusual land forms on the project site (i.e. steep slopes, swales, ground depressions, other geological formations): _____

- 8. Percentage of site which contains slopes of 15% or greater: _____
- 9. Streams, lakes, ponds or wetlands existing within or contiguous to the project area?
 (1) Name: _____
 (2) Size (in acres): _____
- 10. If an application for the proposed action has been filed with the agency, the following information shall be provided:
 (a) Name of applicant: _____
 (b) Mailing address: _____
 (c) Telephone number: Area Code () _____
 (d) Application number, if any: _____
- 11. Will the action be directly undertaken, require funding, or approval by a state or federal agency?
 Yes___ No___ If yes, which state or federal agency? _____

C. COASTAL ASSESSMENT (Check either "Yes" or "No" for each of the following questions)

- | | | | |
|----|--|------------|-----------|
| 1. | Will the proposed action be located in, or contiguous to, or have a potentially <u>adverse effect</u> upon any of the resource areas identified on the waterfront area map:... | <u>YES</u> | <u>NO</u> |
| | a. Significant fish or wildlife habitats?..... | _____ | _____ |
| | b. Scenic resources of local or statewide significance? | _____ | _____ |
| | c. Important agricultural lands?..... | _____ | _____ |

d. Natural protective features in an erosion hazard area _____

If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

- | | | | |
|----|---|------------|-----------|
| 2. | Will the proposed action have a <u>significant effect</u> upon: | <u>YES</u> | <u>NO</u> |
| | a. Commercial or recreational use of fish and wildlife resources?..... | _____ | _____ |
| | b. Scenic quality of the waterfront environment?..... | _____ | _____ |
| | c. Development of future, or existing water dependent uses?..... | _____ | _____ |
| | d. Operation of the State's major ports?..... | _____ | _____ |
| | e. Land or water uses within a small harbor area?..... | _____ | _____ |
| | f. Stability of the shoreline?..... | _____ | _____ |
| | g. Surface or groundwater quality?..... | _____ | _____ |
| | h. Existing or potential public recreation opportunities? | _____ | _____ |
| | i. Structures, sites or districts of historic, archeological or cultural significance to the Village of Sackets Harbor, State or nation?..... | _____ | _____ |
| 3. | Will the proposed action <u>involve</u> or <u>result in</u> any of the following: | <u>YES</u> | <u>NO</u> |
| | a. Physical alteration of land along the shoreline, land under water or waterfront waters?..... | _____ | _____ |
| | b. Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?..... | _____ | _____ |
| | c. Expansion of existing public services or infrastructure in undeveloped or low density areas of the WRA? | _____ | _____ |
| | d. Energy facility not subject to Article VII or VIII of the Public Service law?..... | _____ | _____ |
| | e. Mining, excavation, filling or dredging in WRA waters?..... | _____ | _____ |
| | f. Reduction of existing or potential public access to or along the shore?..... | _____ | _____ |
| | g. Sale or change in use of publicly-owned lands located on the shoreline or under water?..... | _____ | _____ |
| | h. Development within a designated flood or erosion hazard area?..... | _____ | _____ |
| | i. Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?..... | _____ | _____ |

j.	Construction or reconstruction of erosion protective structures?.....	_____	_____
k.	Diminished surface or groundwater quality?.....	_____	_____
l.	Removal of ground cover from the site?.....	_____	_____
D.	<u>PROJECT</u>	<u>YES</u>	<u>NO</u>
1.	If a project is to be located adjacent to shore:		
a.	Will water-related recreation be provided?.....	_____	_____
b.	Will public access to the foreshore be provided?....	_____	_____
c.	Does the project require a waterfront site?.....	_____	_____
d.	Will it supplant a recreational or maritime use?....	_____	_____
e.	Do essential public services and facilities presently exist at or near the site?.....	_____	_____
f.	Is it located in a flood prone area?.....	_____	_____
g.	Is it located in an area of high erosion?.....	_____	_____
		<u>YES</u>	<u>NO</u>
2.	If the project site is publicly owned:		
a.	Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?.....	_____	_____
b.	If located in the foreshore, will access to those and adjacent lands be provided?.....	_____	_____
c.	Will it involve the siting and construction of major energy facilities?.....	_____	_____
d.	Will it involve the discharge of effluents from major steam electric generating and industrial facilities into waterfront facilities?.....	_____	_____
3.	Is the project site presently used by the community neighborhood as an open space or recreation area?.....	_____	_____
4.	Does the present site offer or include scenic views or vistas known to be important to the community?.....	_____	_____
5.	Is the project site presently used for commercial fishing or fish processing?.....	_____	_____
6.	Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?.....	_____	_____
7.	Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?.....	_____	_____
8.	Will the project involve any waste discharges into WRA waters?.....	_____	_____
9.	Does the project involve surface or subsurface liquid waste disposal?.....	_____	_____
10.	Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?.....	_____	_____

- 11. Does the project involve shipment or storage of petroleum products?..... _____
- 12. Does the project involve discharge of toxics, hazardous substances or other pollutants into WRA waters?..... _____
- 13. Does the project involve or change existing ice management practices?..... _____
- 14. Will the project affect any area designated as a tidal or freshwater wetland?..... _____
- 15. Will the project alter drainage flow, patterns or surface water runoff on or from the site?..... _____
- 16. Will best management practices be utilized to control storm water runoff into WRA waters?..... _____
- 17. Will the project utilize or affect the quality or quantity of sole source or surface water supplies?..... _____
- 18. Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?..... _____

D. REMARKS OR ADDITIONAL INFORMATION: (Add any additional sheets to complete this form.)

If assistance or further information is needed to complete this form, please contact Village of Sackets Harbor Clerk at _____.

Preparer's Name: _____ Telephone Number: () _____

Title: _____ Agency: _____ Date: _____

Appendix F. SEQR Full Environmental Assessment Form

Appendix F. Environmental Quality Review

The LWRP represents a plan to protect and enhance the environmental and economic resources of the Lake Ontario waterfront in the Village of Sackets Harbor. Adoption of this LWRP by the Village Board of Trustees is a local action that requires an environmental quality review pursuant to the New York State Environmental Quality Review (SEQR) Act regulations, Part 617 of the Official Compilation Codes, Rules and Regulations of the State of New York. The Village of Sackets Harbor declared itself lead agency and undertook a coordinated review of this LWRP. A long environmental assessment form was completed and shared with involved agencies (to be included in this Appendix). All community members have been provided multiple opportunities to be involved during the process of developing this LWRP and as such the community directly influenced the policies and proposed waterfront projects set forth herein.

Upon consideration of the potential adverse impacts resulting from the adoption of this LWRP, the Village passed a board resolution stating that there would be no significant adverse environmental impacts and issued a negative declaration (to be included in this Appendix).

Positive impacts likely from the implementation of LWRP projects include:

1. Re-development of underutilized properties.
2. Water quality improvements associated with public utility system Improvements.
3. Preservation/expansion of public visual and physical access to the waterfront.
4. Protection of significant coastal fish and wildlife habitat areas.
5. Economic development with indirect benefits to the whole community.

Appendix G

Maps

Map 1:	LWRP/HAMP/HMP Boundaries
Map 1A:	Existing and Proposed LWRP Boundary
Map 2:	Existing Land Use
Map 3:	Existing Zoning
Map 4:	Existing Soils
Map 5:	Agricultural Soils and Districts
Map 6:	Historic Districts and Archaeological Resources
Map 7:	Cultural, Recreational and Historic Resources
Map 8:	Environmental Features
Maps 8A-8E:	FEMA FIRM Maps
Map 8F:	Flood Risk Areas Lake Ontario
Map 9:	Illustrative Build-out
Map 10:	Proposed Major Projects
Map 11:	Sackets Harbor Trail System
HMP Map 1:	Existing Water Use and HMP Boundary – Entire Village
HMP Map 2:	Existing Water Use and HMP Boundary – Harbor Area
HMP Map 3:	Vessel Regulation Zone
HMP Map 4:	NOAA Nautical Chart 14811 – Lake Ontario

VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)





HERITAGE AREA MANAGEMENT PROGRAM (HAMP)

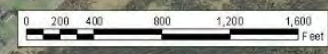
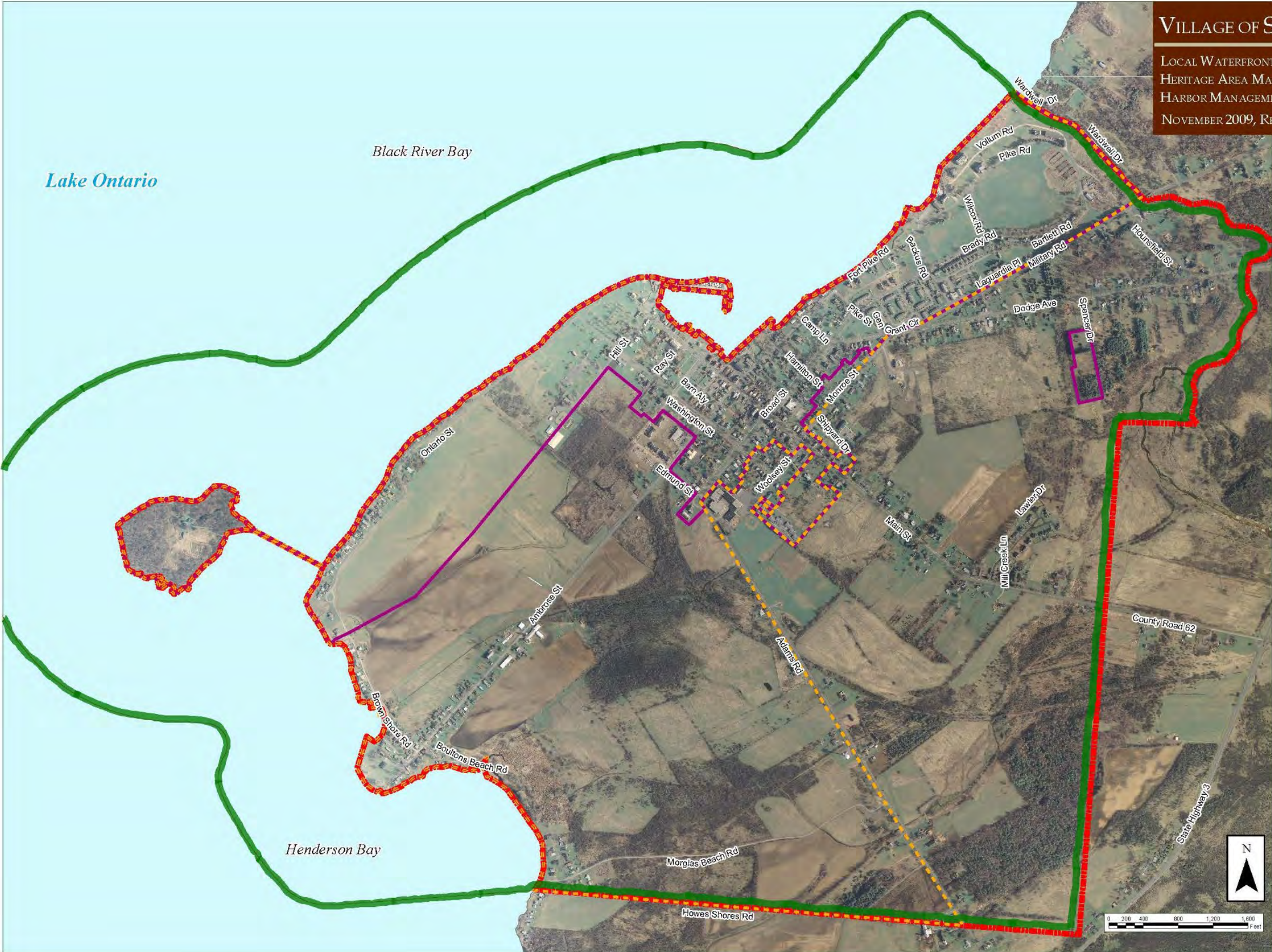
HARBOR MANAGEMENT PLAN (HMP)

NOVEMBER 2009, REVISED DECEMBER 2020

MAP 1. LWRP/ HAMP/HMP BOUNDARIES

Notes:
Base Map: ESRI Street Map USA, Year 2006
This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

-  Existing LWRP and Coastal Area Boundary
-  Existing HAMP Boundary
-  Village Boundary
-  Proposed LWRP Waterside/Harbor Management Area Boundary and Upland Boundary






VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)
HERITAGE AREA MANAGEMENT PROGRAM (HAMP)
HARBOR MANAGEMENT PLAN (HMP)

NOVEMBER 2009, REVISED DECEMBER 2020

MAP 1A. EXISTING AND PROPOSED LWRP BOUNDARY

Notes:
Base Map: ESRI Street Map USA, Year 2006
This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

-  Village Boundary
-  Existing LWRP and Coastal Area Boundary
-  Proposed LWRP Waterside/ Harbor Management Area Boundary and Upland Boundary

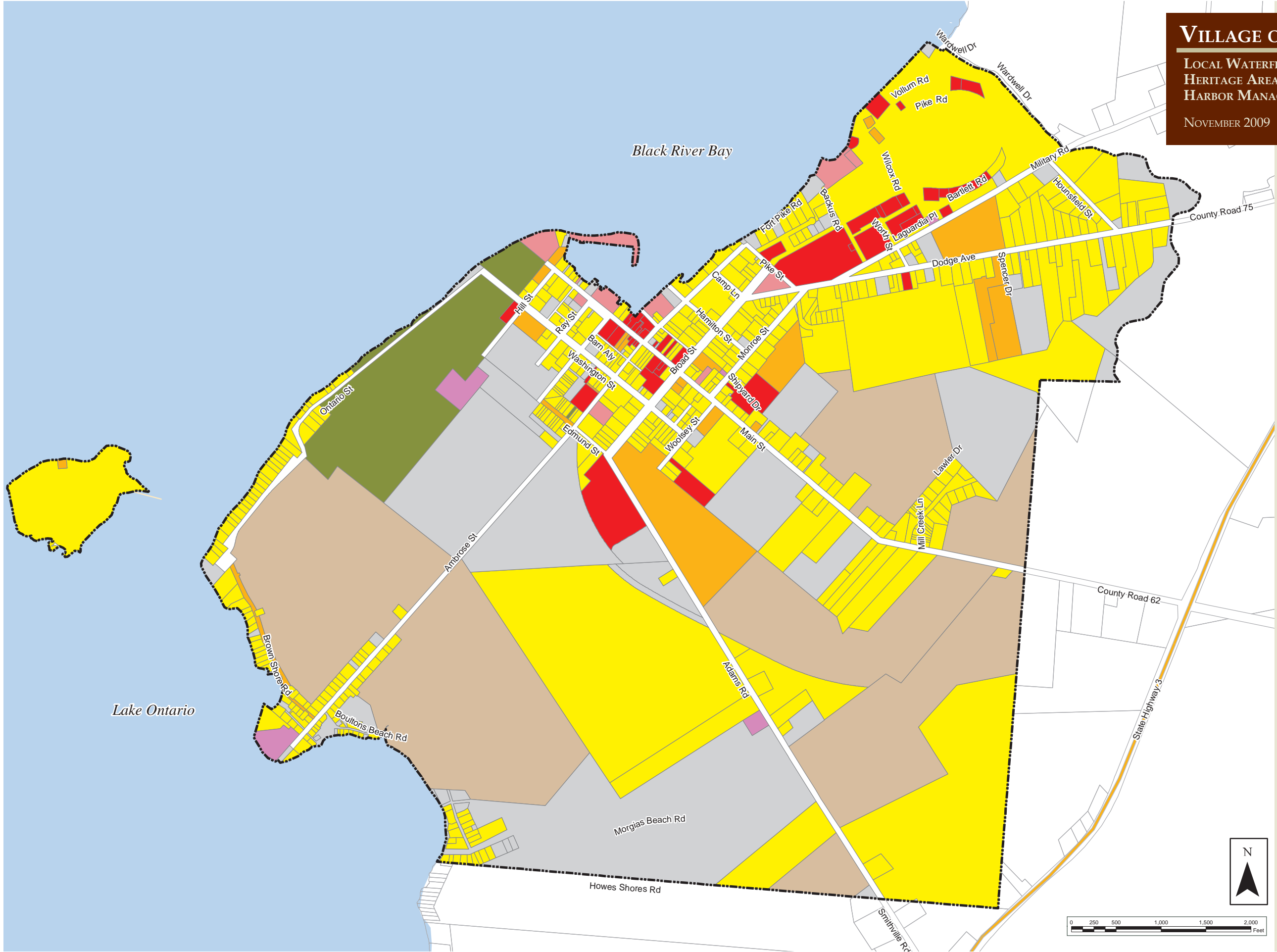


VILLAGE OF SACKETS HARBOR
 LOCAL WATERFRONT REVITALIZATION PROGRAM
 HERITAGE AREA MANAGEMENT PROGRAM
 HARBOR MANAGEMENT PLAN
 NOVEMBER 2009

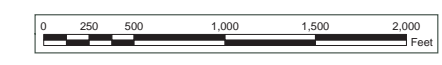
MAP 2. EXISTING LAND USE

Notes:
 Base Map: ESRI StreetMap USA, Year 2006.

This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.



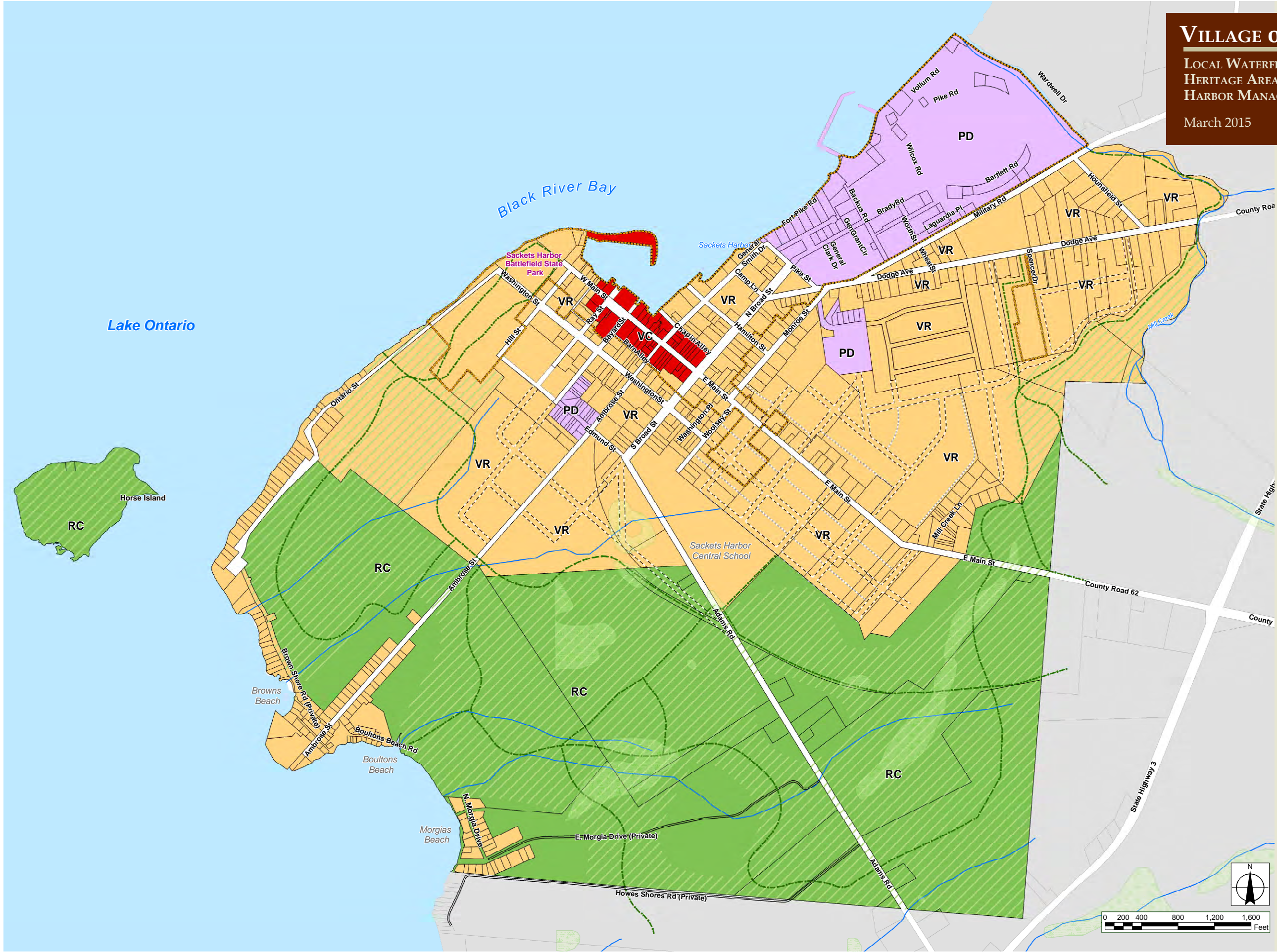
Existing Land Use	
	Agricultural
	Residential
	Vacant
	Commercial
	Recreation & Entertainment
	Community Services
	Public Services
	State-Owned Property
	Village of Sackets Harbor



MAP 3. EXISTING ZONING

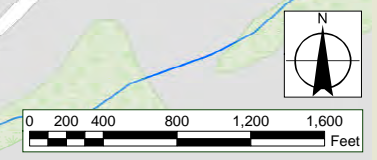
Notes:
 The location and layout of the recommended greenbelt, streets, alleys, and trails are illustrative in nature and subject to change and refinement the subdivision process based on actual field conditions.

This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.



Legend

- Historic Overlay District
- Village Center (VC) District
- Village Residential (VR) District
- Rural Conservation (RC) District
- Existing Planned Development (PD) District
- Recommended Greenbelt
- Recommended Streets
- Recommended Alleys
- Recommended Trails
- Village of Sackets Harbor Parcels
- Open Water
- NYSDEC Streams
- NWI Wetlands
- Town of Hounsfield Parcels

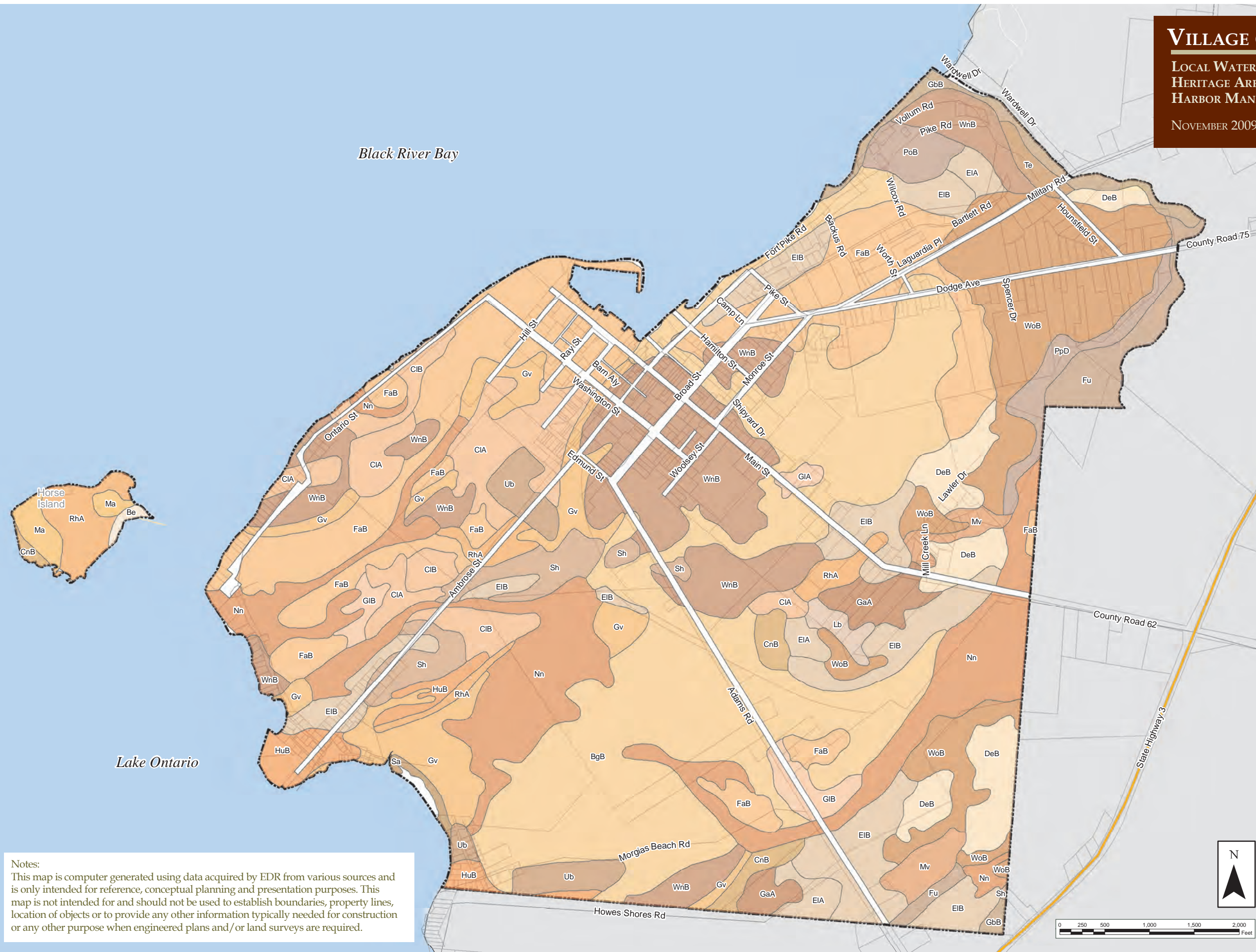


VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PROGRAM
HARBOR MANAGEMENT PLAN

NOVEMBER 2009

MAP 4. EXISTING SOILS



- Village of Sackets Harbor
- Tax Parcels
- Town of Hounsfield
- Beaches (Be)
- Benson (BgB)
- Chaumont (CIA, CIB)
- Collamer (CnB)
- Deerfield (DeB)
- Elmridge (EIA, EIB)
- Farmington (FaB)
- Fluvaquents (Fu)
- Galen (GaA)
- Galoo-Rock (GbB)
- Galway (GIA, GIB)
- Guffin (Gv)
- Hudson (HuB)
- Lamson (Lb)
- Madalin (Ma)
- Minoa (Mv)
- Newstead (Nn)
- Plainfield (PoB, PpD)
- Rhinebeck (RhA)
- Saprists and Aquent (Sa)
- Shaker (Sh)
- Teel (Te)
- Udorthents (Ub)
- Wilpoint (WnB)
- Windsor (WoB)

Notes:
This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PROGRAM
HARBOR MANAGEMENT PLAN


NOVEMBER 2009

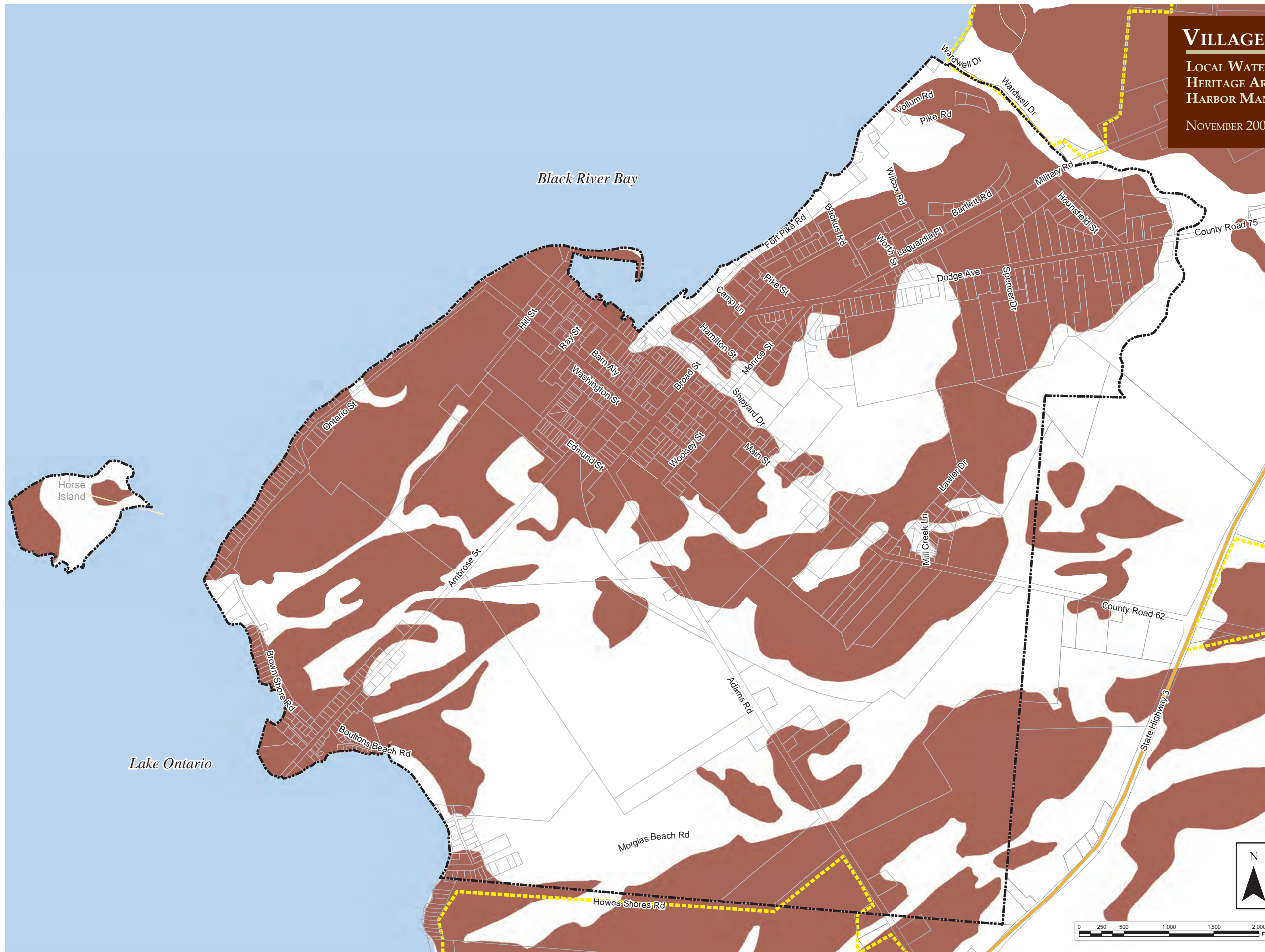
MAP 5. AGRICULTURAL SOILS & DISTRICTS

Notes:

Base Map: ESRI StreetMap USA, Year 2006.

This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

-  Agricultural District Land (Within Southwest Agricultural District #3)
-  Prime Farmland/Farmland of Statewide Significance







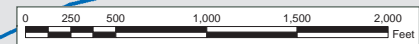
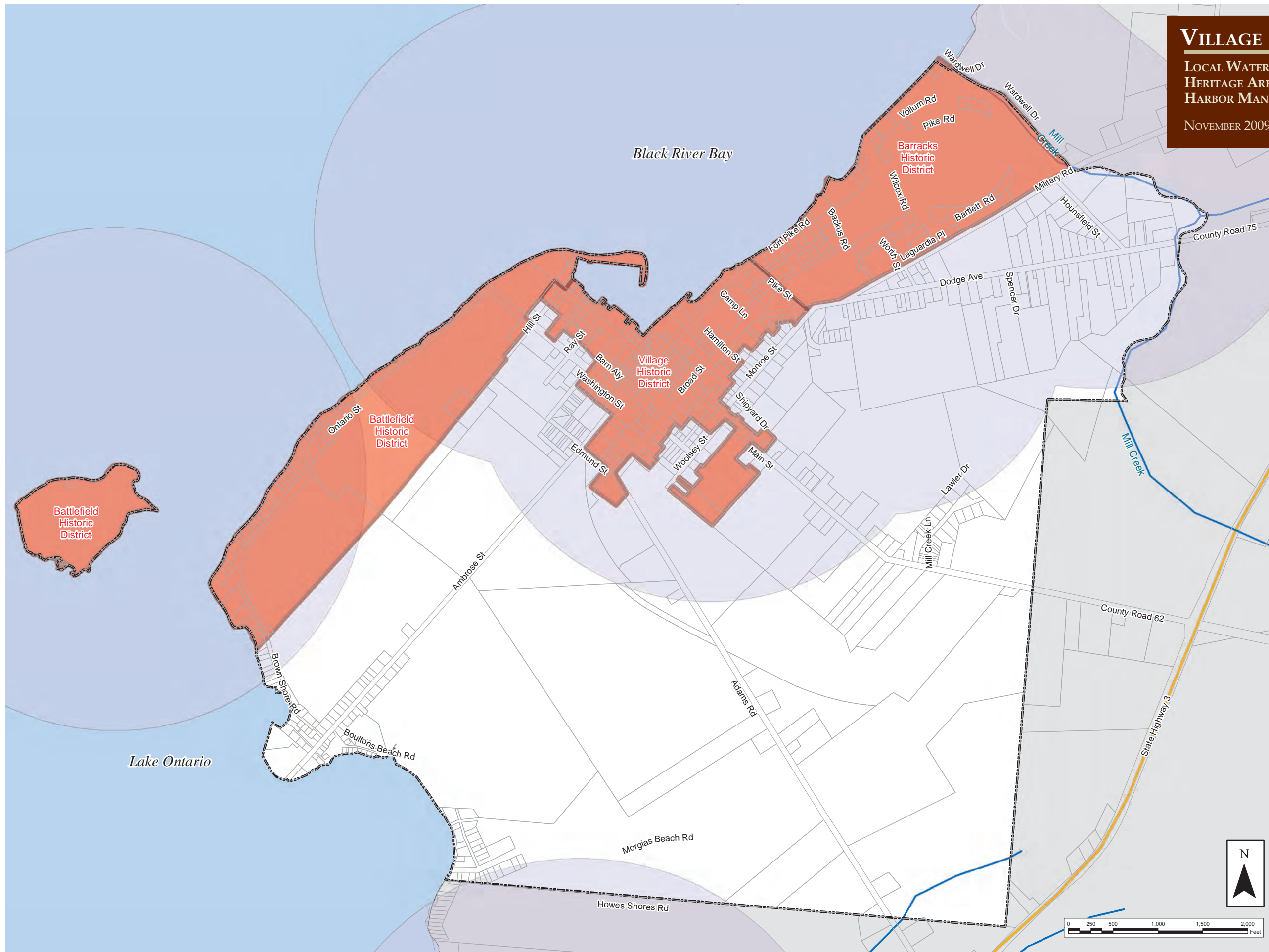
PREPARED BY:



**MAP 6.
 HISTORIC DISTRICTS
 AND ARCHEOLOGICAL
 RESOURCES**

Notes:
 Base Map: ESRI StreetMap USA, Year 2006.
 This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

	Tax Parcels
	Village Boundary
	Historic District
	Archaeological Sensitive Areas



VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PROGRAM
HARBOR MANAGEMENT PLAN

NOVEMBER 2009

MAP 7. CULTURAL, RECREATIONAL, AND HISTORIC RESOURCES

Notes:
Base Map: DOQQ Orthoimagery, Year 2006, 1ft. Resolution, Natural Color.

This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.



1. Sackets House Visitors Center
2. Market Square Harborfront Park
3. Seaway Trail Discovery Center
4. Pickering Beach Museum
5. Commander's House
6. Samuel F. Hooker Art Center
7. Sackets Harbor School
8. Hay Memorial Library
9. Sackets Harbor Bank Building
10. Municipal Building/Firehall/Stoodley Park
11. Washington Park
12. War of 1812 Burial Grounds
13. Fort Pike
14. Polo Grounds
15. Stone Water Tower
16. Lakeside Cemetery
17. Old Military Cemetery
18. Robinson Hill
19. Third Alarm Building

Civic Space
 Parcel Boundary

Existing HAMP Boundary

entry point
 panoramic view
 screened view



PREPARED BY:

**MAP 8.
 ENVIRONMENTAL
 FEATURES**

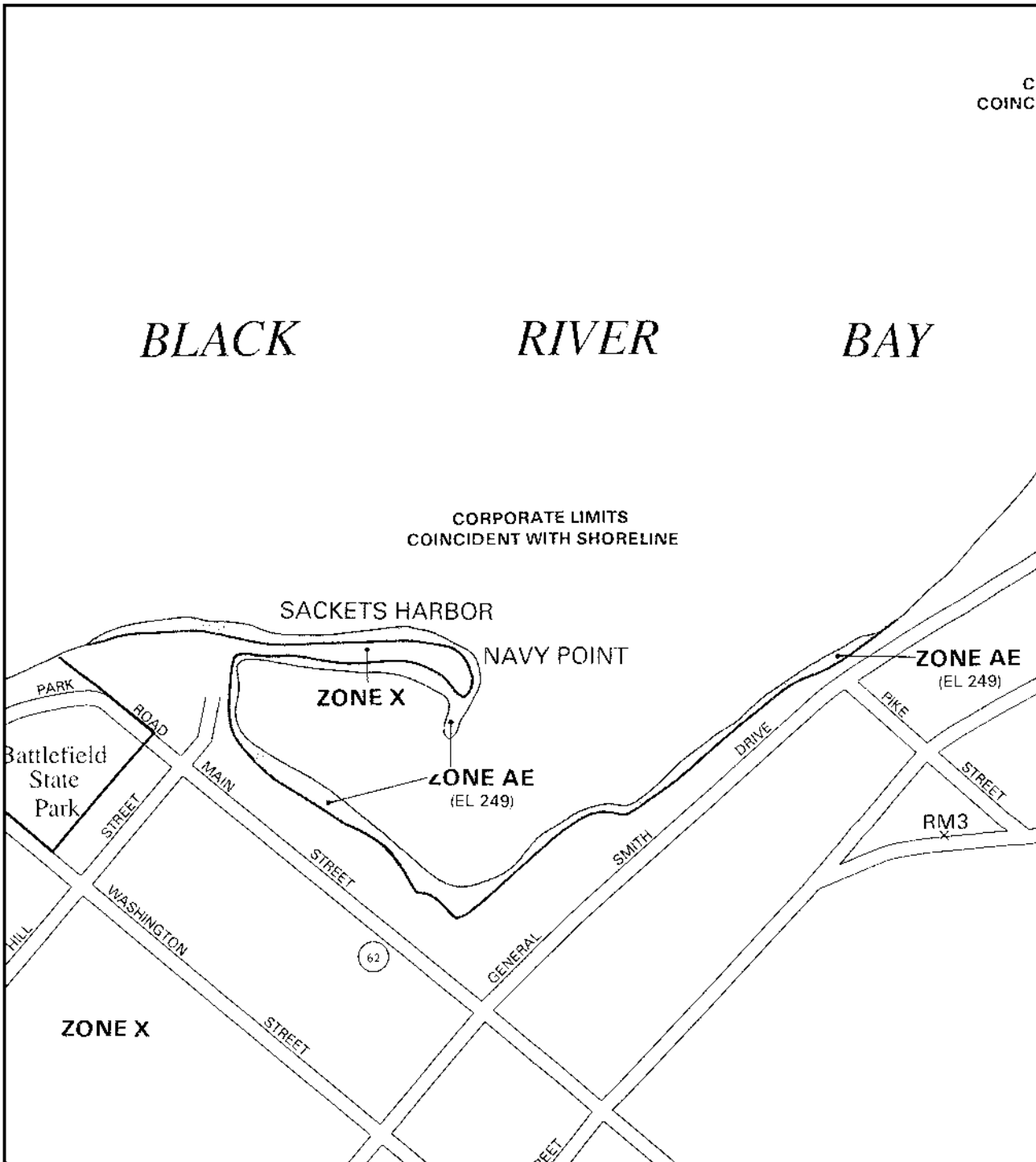
Notes:
 Base Map: DOQQ Orthoimagery, Year 2006, 1ft. Resolution, Natural Color.
 This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

Steep Slopes

- 16-25%
- 26-34%
- FEMA 100-Year Flood Plain
- NWI Wetlands
- Village of Sackets Harbor



Map 8A - FIRM Map NW Sackets Harbor



C
COINC



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP and STREET INDEX

VILLAGE OF
SACKETS HARBOR,
NEW YORK
JEFFERSON COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
360351 0001 C

MAP REVISED:
MAY 2, 1994



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

MAP 8B - FIRM Map W Sackets Harbor

CORPORATE LIMITS
COINCIDENT WITH SHORELINE

ZONE AE
(EL. 249)

ZONE X

ONTARIO

AMBROSE

insurance agent or call the National Flood Insurance Program at (800) 638-4



APPROXIMATE SCALE



of west end of
mately 18 feet
ximately 165
at large con-

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
and
STREET INDEX
VILLAGE OF
SACKETS HARBOR,
NEW YORK
JEFFERSON COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
360351 0001 C

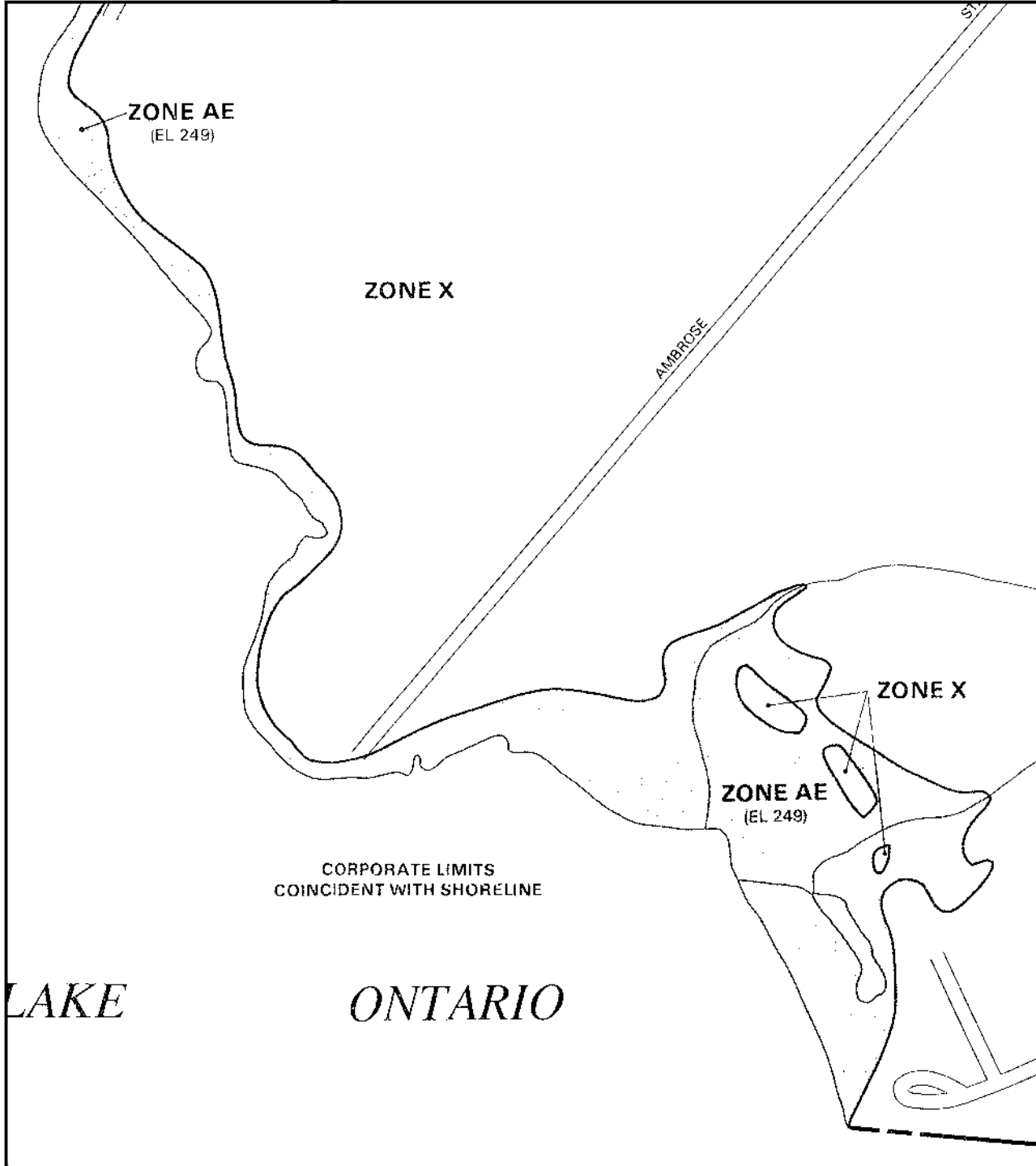
MAP REVISED:
MAY 2, 1994



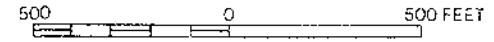
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

MAP 8C - FIRM Map SW Sackets Harbor



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP and STREET INDEX

VILLAGE OF
SACKETS HARBOR,
NEW YORK
JEFFERSON COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER

360351 0001 C

MAP REVISED:

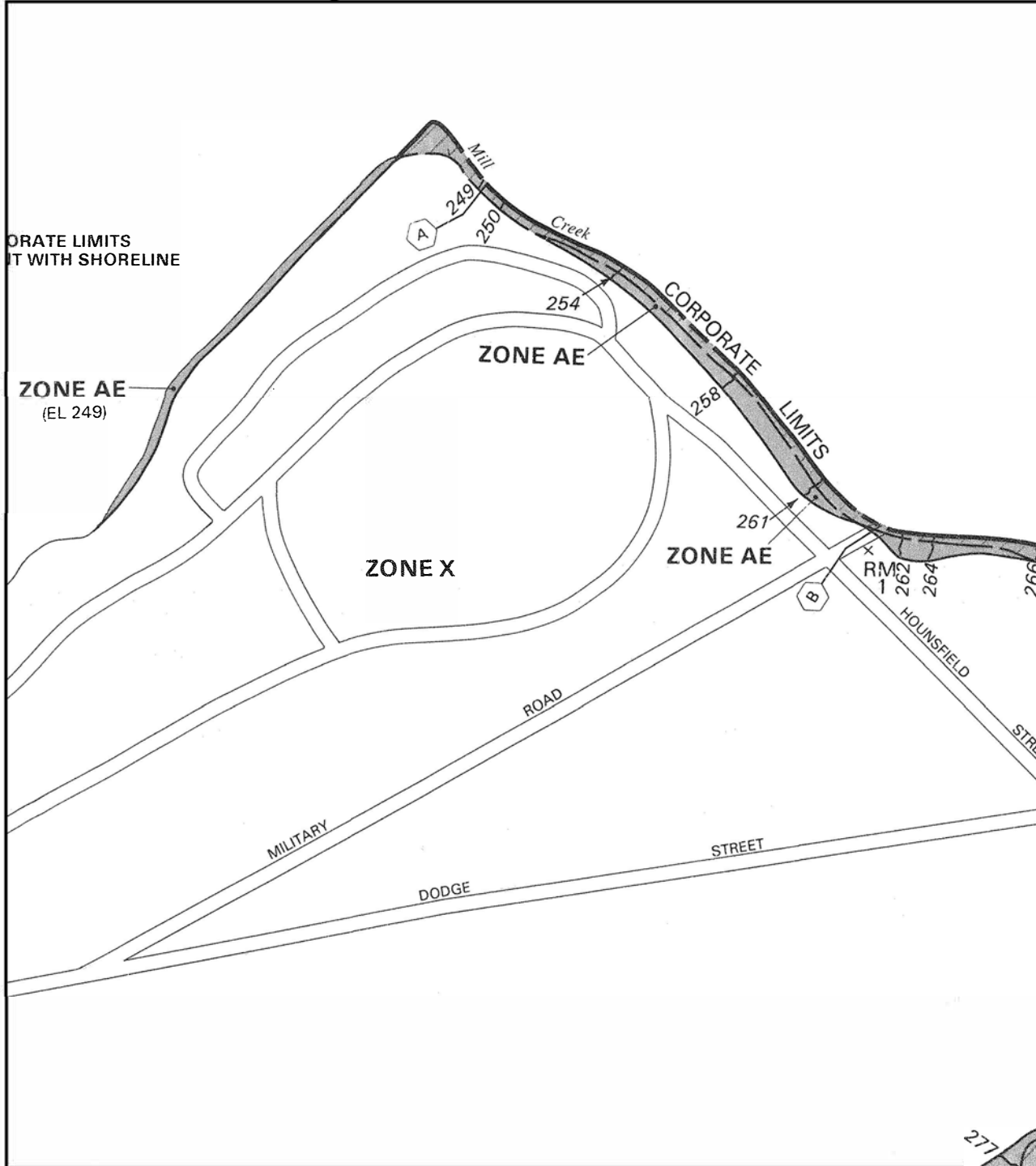
MAY 2, 1994



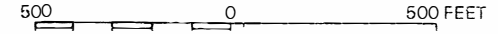
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

MAP 8D - FIRM Map NE Sackets Harbor



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
and
STREET INDEX
 VILLAGE OF
SACKETS HARBOR,
NEW YORK
 JEFFERSON COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
360351 0001 C

MAP REVISED:
MAY 2, 1994

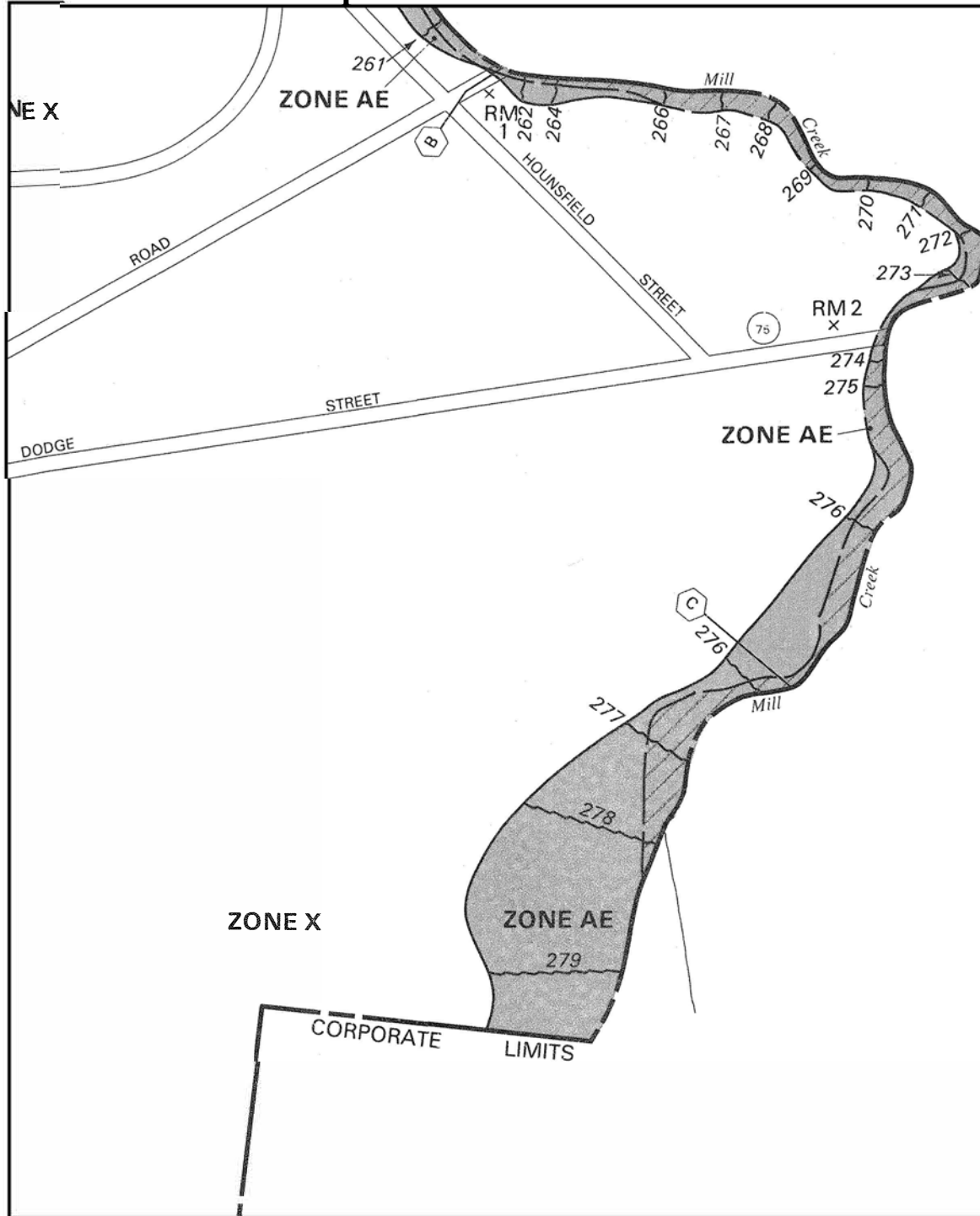


Federal Emergency Management Agency

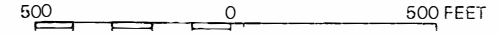
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

277

MAP 8E - FIRM Map E Sackets Harbor



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP and STREET INDEX

VILLAGE OF
SACKETS HARBOR,
NEW YORK
JEFFERSON COUNTY

ONLY PANEL PRINTED

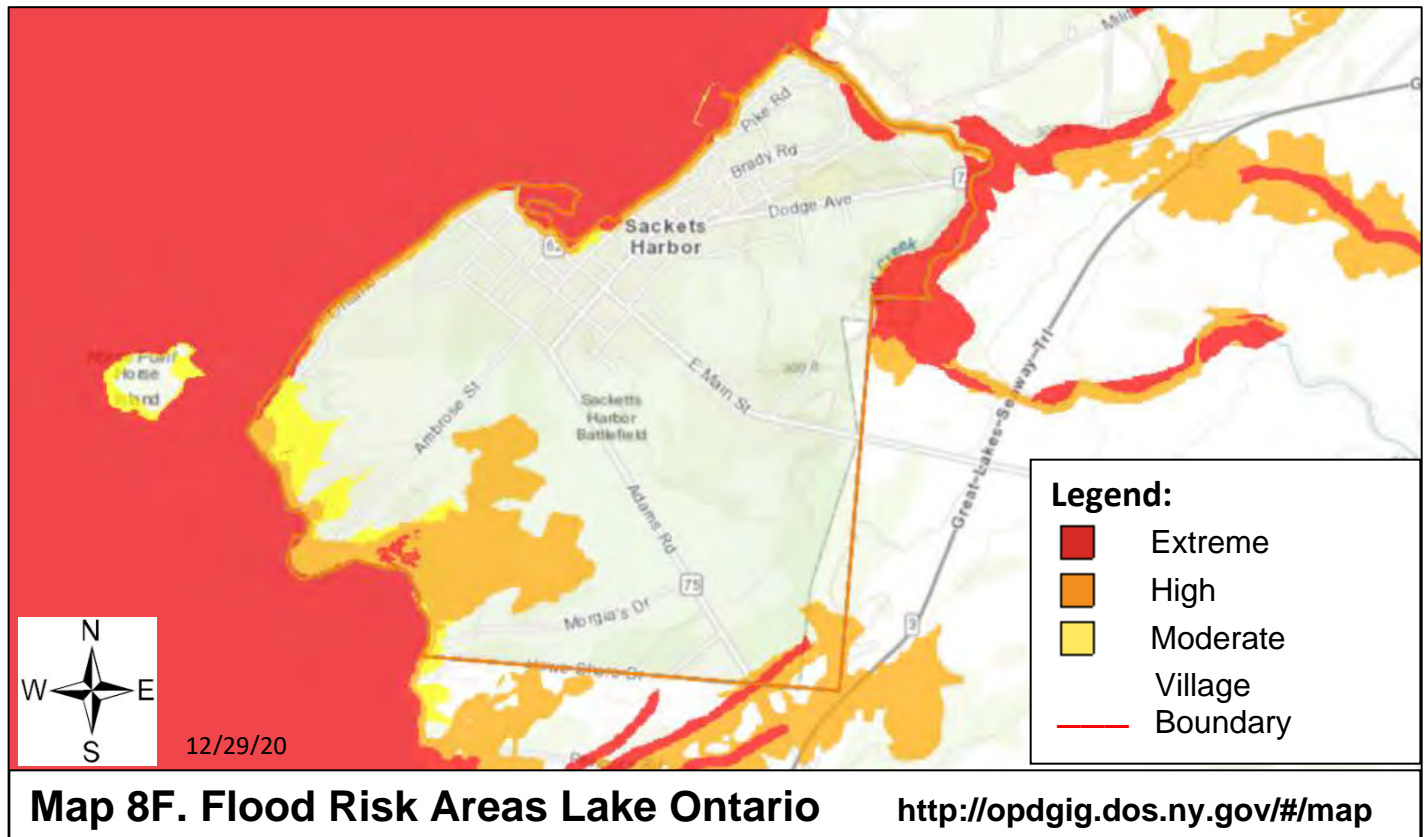
COMMUNITY-PANEL NUMBER
360351 0001 C

MAP REVISED:
MAY 2, 1994



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Risk Areas Lake Ontario (LakeOntarioRiskAreas_Nov2020)-Metadata:

Identification Information:

Citation:

Citation Information:

Originator: Jeff Herter, NYSDOS

Publication Date: 20201105

Title: Risk Areas Lake Ontario (LakeOntarioRiskAreas_Nov2020)

Geospatial Data Presentation Form: map

Online Linkage:

<http://opdgig.dos.ny.gov/arcgis/rest/services/NYOPDIG/REDI/MapServer/7>

Description:

Abstract: 1. Map -risk assessment areas. The objective of the Risk Area Maps is to define areas at risk from coastal and riverine hazards, distinguishing significant differences in the exposure of the landscape. Data was collected from sources accurate enough to differentiate geographic areas according to the likelihood of flooding, erosion, waves and overtopping from storm or high water events within the project area. To the extent allowed by source data, places where flood water can extend up streams and under culverts and bridges are reflected in mapping. 2. Compile mapping into a summary, classifying geographic areas according to differences in vulnerability. The following datasets were overlaid, and combined vulnerabilities were used to discriminate geographic areas into three classes: **Extreme Risk Areas:** Areas at greatest risk of frequent inundation or vulnerable to erosion: Area at or below the Ordinary High Water Elevation (247.3ft IGLD)Coastal areas with greater than 1% chance of flooding that are also susceptible to hazards associated with storm waves. Soils in which the likelihood of flooding is likely to occur often under usual weather conditions or is expected infrequently under usual weather conditions (approximately 5 to 50 times in 100 years).Dynamic natural shoreline feature areas susceptible to flooding and erosion. Result: An area depicting the maximum extent of the above areas was compiled. This is the Extreme Risk Area. **High Risk Areas:** Areas outside the Extreme Risk Area that are at a less frequent, but high risk of inundation: Area bounded by the 1% annual flood risk zone (FEMA A zones).Riparian Buffer AreaResult: An area depicting the maximum extent of the above areas upland of the boundary of the Extreme Risk Area was compiled. This is the High Risk Area. **Moderate Risk Areas:** Areas outside the Extreme and High Risk Areas but currently at moderate risk of inundation from infrequent events. Area bounded by the 0.2% annual risk (500 year) flood zone, where available. Area bounded

by the base flood elevation plus 2 feet of vertical elevation. Soils dominated by running water or formed by water-deposited sediments. Result: An area depicting the maximum extent of the above areas upland of the boundary of the High Risk Area was compiled. This is the Moderate Risk Area. (10 April 2018)

Purpose: Risk Area Maps which depict geographic areas of extreme, high and moderate risk for areas within 1 mile of the New York State Coastal Boundary within Niagara, Orleans, Monroe, Wayne, Cayuga, Oswego, and Jefferson Counties (the project area).

Status:

Progress: Complete

Spatial Domain:

Bounding Coordinates:

West Bounding Coordinate: -79.631008

East Bounding Coordinate: -71.650977

North Bounding Coordinate: 45.013121

South Bounding Coordinate: 40.454636

Keywords:

Theme:

Theme Keyword Thesaurus: ISO 19115 Topic Categories

Theme Keyword: planningCadastre

Theme:

Theme Keyword Thesaurus: None

Theme Keyword: NYSDOS

Theme Keyword: coastal hazards

Theme Keyword: coastal risk

Theme Keyword: flooding

Theme Keyword: erosion

Theme:

Theme Keyword Thesaurus: NYOPD Categories

Theme Keyword: CAT_physEnvironment_coastal

Theme:

Theme Keyword Thesaurus: NYOPD Program

Theme Keyword: PROG_brownfields

Theme Keyword: PROG_waterfrontRevitalization

Theme Keyword: PROG_climateChangeAndResiliency

Theme Keyword: PROG_greatLakes

Theme:

Theme Keyword Thesaurus: NYOPD Keyword

Theme Keyword: resilience

Theme Keyword: Lake Ontario

Theme Keyword: REDI

Access Constraints: None

Use Constraints: This dataset and related graphics are being provided to the public free of charge and for informational purposes only. They are not legal documents and are not intended to be used as such. This dataset was not prepared for, nor is it to be used for or relied upon for legal, engineering, navigation, or surveying purposes. The data are not better than the original sources from which they were derived. It is the responsibility of the data user to use the data appropriately and within the limitations of geospatial data in general, and these data in particular. Use of these data, where metadata reveals the source of the data, requires proper citation to the data source as provided. The New York Department of State is not responsible for improper or incorrect use of the data described and/or contained on this web site. The New York Department of State gives no warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. This disclaimer applies both to individual use of the data and aggregate use with other data. The New York Department of State makes no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the datasets and expressly disclaims liability for errors and omissions in the contents of this dataset. No warranty of any kind, implied, expressed or statutory, including but not limited to warranties of non-infringement of third party rights, title, merchantability, fitness for a particular purpose and freedom from computer virus, is given with respect to the contents of this website or its hyperlinks to other Internet resources.

Data Set Credit: New York State Department of State Coastal Management Program (NYSDOS), National Oceanic and Atmospheric Administration Coastal Services Center (NOAA-CSC), New York Natural Heritage Program (NYNHP), New York State Department of Environmental Conservation (NYS DEC), United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), and the Federal Emergency Management Agency (FEMA).

Entity and Attribute Information:

Detailed Description available at: <http://opdgig.dos.ny.gov/#/map>

VILAGE OF SACKETS HARBOR




LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PROGRAM
HARBOR MANAGEMENT PLAN

NOVEMBER 2009

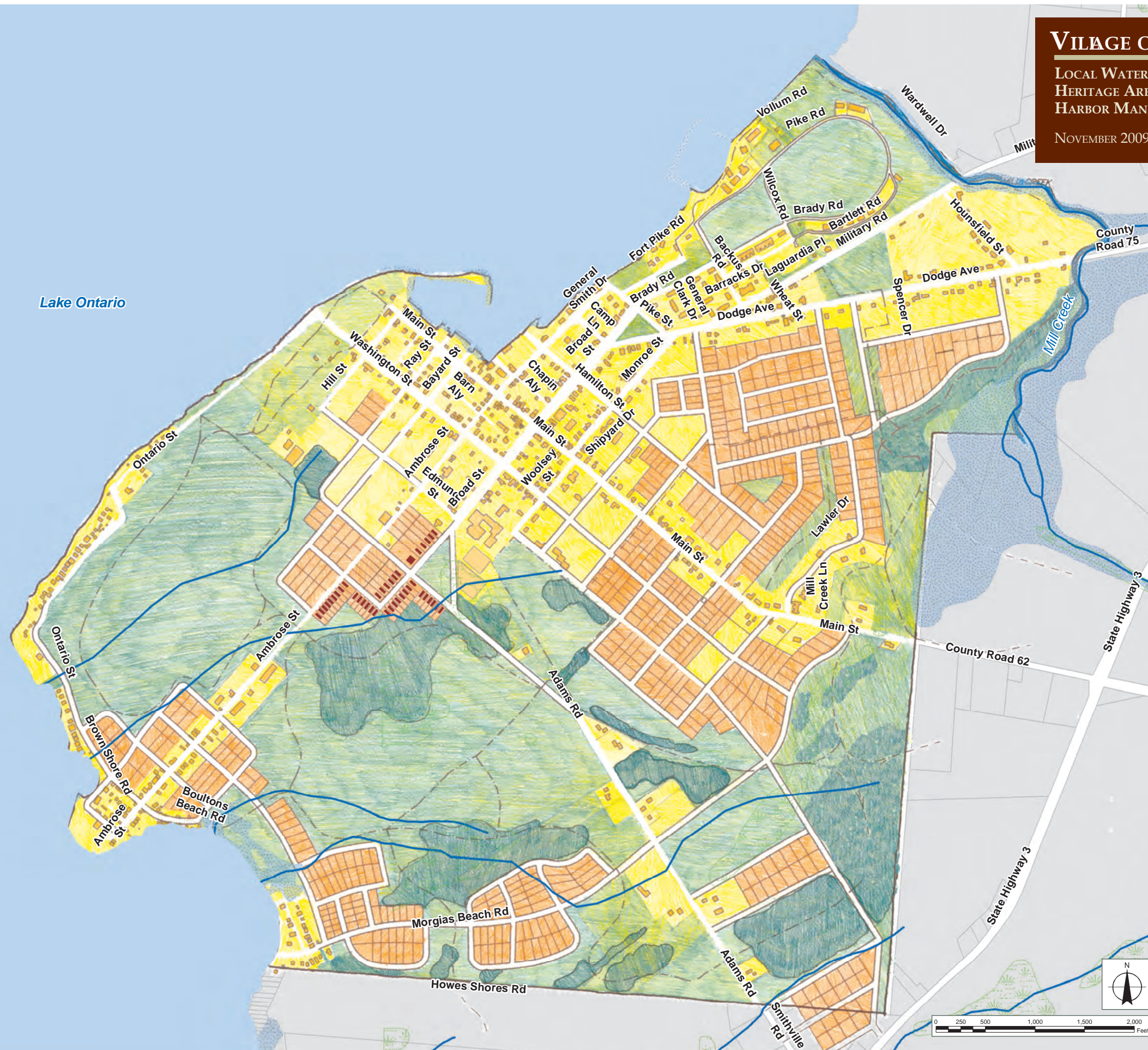
MAP 9. ILLUSTRATIVE BUILD-OUT

Notes:
Base Map: ESRI StreetMap USA, Year 2006.

This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

-  NWI Wetlands
-  FEMA 100-Year Floodplain
-  Town of Hounsfield

- LEGEND**
-  LAKE
 -  STREAM
 -  WOODLAND
 -  OPEN SPACE/UNDEVELOPED LAND
 -  DEVELOPED PARCELS
 -  POTENTIAL DEVELOPMENT/GROWTH
 -  MULTI-USE TRAIL
 -  MIXED-USE AREA



PREPARED BY:


VILLAGE OF SACKETS HARBOR

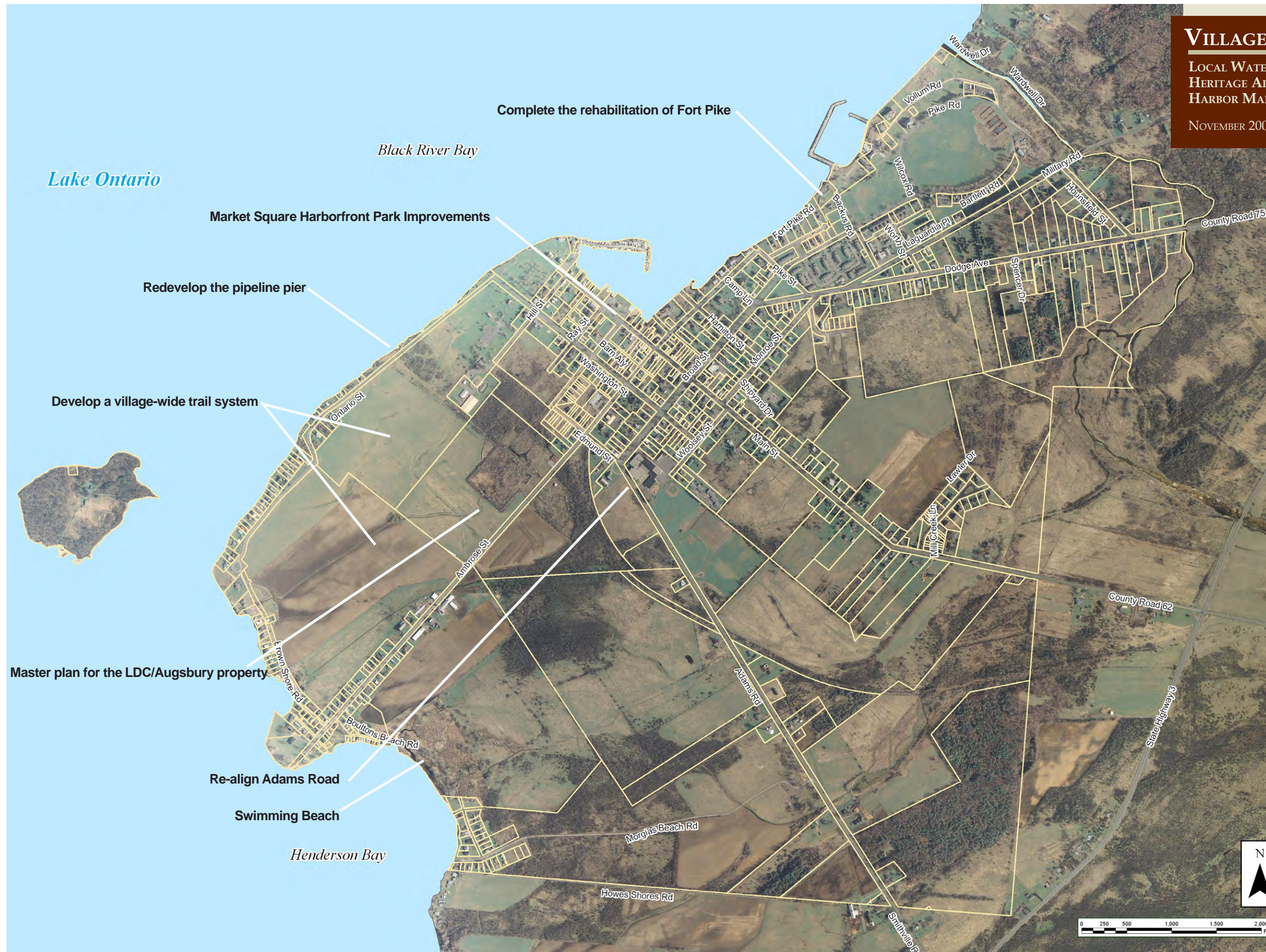
LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PROGRAM
HARBOR MANAGEMENT PLAN

NOVEMBER 2009

MAP 10. PROPOSED MAJOR PROJECTS

Notes:
Base Map: DOQQ Orthoimagery, Year
2006, 1ft. Resolution, Natural Color.












This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.



Sackets Harbor Battlefield State Historic Site 504 W. Main St, Sackets Harbor, NY 13685

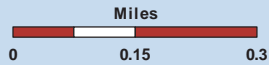
Park Office: (315) 646-3634
Regional Office: (315) 482-2593
Park Police: 1-877-851-6086
In Case of Emergency: 911

Map 11 - pg. 1 of 2

-  Cemetery
-  Historic Site Visitor Center
-  Interpretive Sign
-  Monument
-  Park Office
-  Parking
-  Picnic Pavilion
-  Restroom
-  War of 1812 Bicentennial Trail
-  Connector Trails
-  Battlefield Historic Site Trail
-  Roads
-  Sackets Harbor State Historic Site
-  Village of Sackets Harbor
-  Local Parks

Letter	Site Name
A	Heritage Area Visitor Center/Sacket House
B	Sentinel Bandstand/Village Dock
C	Former Union Hotel
D	Pickering-Beach House Museum
E	Commandant's House
F	Samuel F. Hooker Art Center
G	Stone Hospital

Please be considerate of other park users.
Please report any accident or incident immediately to park police.
All boundaries and trails are shown as approximate.
Be aware of changing trail conditions.
Motorized Vehicles not permitted.
Dogs must be on a leash at all times (Maximum 6' long).



Parks, Recreation
and Historic
Preservation



Sackets Harbor Battlefield Historic Site Trail



Parks, Recreation
and Historic Preservation

Please be considerate of other park users.
Please report any accident or incident
immediately to park police.
All boundaries and trails are shown as approximate.
Be aware of changing trail conditions.
Motorized Vehicles not permitted.
Dogs must be on a leash at all times (Maximum 6' long).

Map produced by NYSOPRHP GIS Bureau, October 13, 2020.

Discover Our Stories with the On Cell Audio Program
Call (315) 646-8673
Available May 1st through October 31st

Map 11 pg. 2 of 2

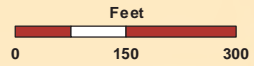
Lake Ontario

Legend

- Accessible
- Historic Site Visitor Center
- Interpretive Sign
- Parking
- Park Office
- Picnic Pavilion
- Restroom
- Battlefield Historic Trail
- Connector Trail
- War of 1812 Bicentennial Trail
- Roads
- Sackets Harbor State Historic Site
- Local Park
- Village of Sackets Harbor



Park Office: (315) 646-3634
Regional Office: (315) 482-2593
Park Police: 1-877-851-6086
In Case of Emergency: 911













VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PLAN
HARBOR MANAGEMENT PLAN

JUNE 2016

HMP MAP 1. EXISTING WATER USE AND HARBOR MANAGEMENT AREA BOUNDARY - ENTIRE VILLAGE

Notes:
Base Map: ESRI Street Map USA, Year 2006
This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

-  Public Dock
-  Docks
-  Informal Mooring Area
-  Vessel Regulation Zone
-  Proposed HMA Boundary
-  Village of Sackets Harbor Boundary
-  Planned Development (PD) District
-  Village Center (VC) District
-  Rural Conservation (RC) District
-  Village Residential (VR) District



Lake Ontario

Black River Bay

Henderson Bay



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community










VILLAGE OF SACKETS HARBOR

LOCAL WATERFRONT REVITALIZATION PROGRAM
HERITAGE AREA MANAGEMENT PLAN
HARBOR MANAGEMENT PLAN

JUNE 2016

HMP MAP 2. EXISTING WATER USE AND HARBOR MANAGEMENT AREA BOUNDARY - HARBOR AREA

Notes:
Base Map: ESRI Street Map USA, Year 2006
This map is computer generated using data acquired by EDR from various sources and is only intended for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans and/or land surveys are required.

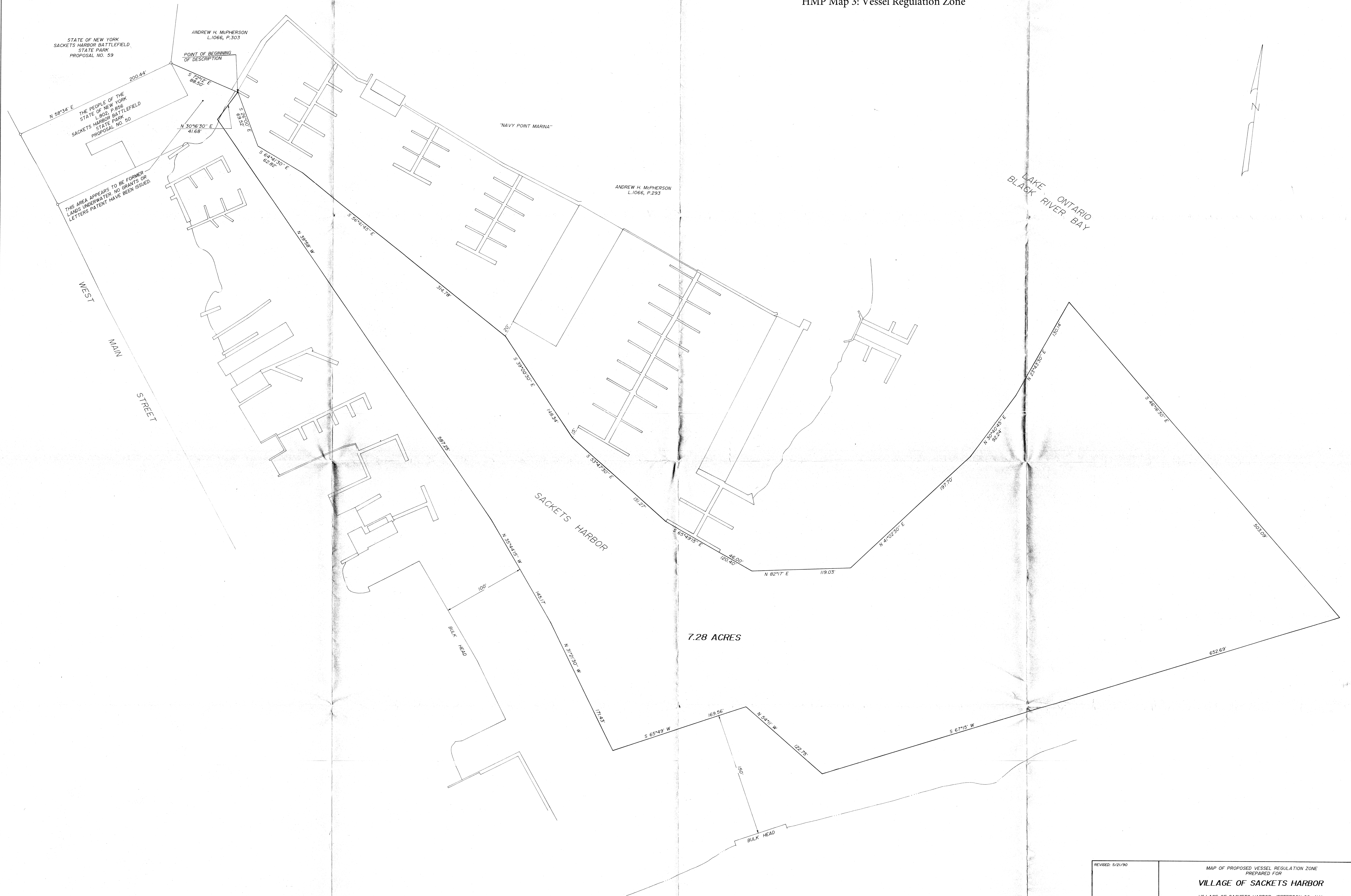
-  Public Dock
-  Private Marina/Dock
-  Informal Mooring Area
-  Vessel Regulation Zone
-  Proposed HMA Boundary
-  Village of Sackets Harbor Boundary
-  Planned Development (PD) District
-  Village Center (VC) District
-  Village Residential (VR) District



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



HMP Map 3: Vessel Regulation Zone



STATE OF NEW YORK
SACKETS HARBOR BATTLEFIELD,
STATE PARK
PROPOSAL NO. 59

ANDREW H. McPHERSON
L.1066, P.303

POINT OF BEGINNING
OF DESCRIPTION

THE PEOPLE OF THE
STATE OF NEW YORK
L.808, P.855
SACKETS HARBOR BATTLEFIELD
STATE PARK
PROPOSAL NO. 50

THIS AREA APPEARS TO BE FORMER
LANDS UNDERWATER. NO GRANTS OR
LETTERS PATENT HAVE BEEN ISSUED.

"NAVY POINT MARINA"

ANDREW H. McPHERSON
L.1066, P.293

LAKE ONTARIO
BLACK RIVER BAY

WEST
MAIN
STREET

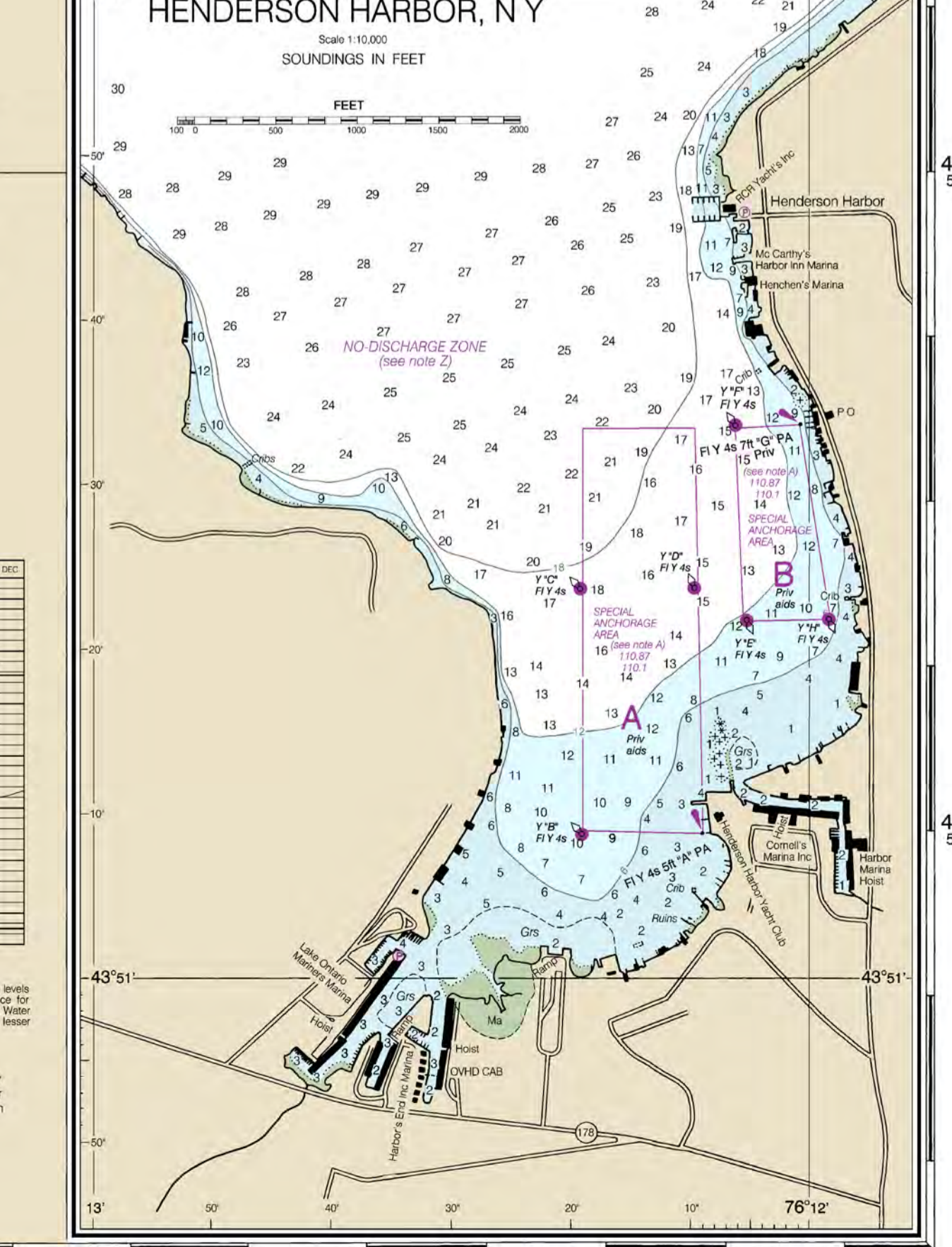
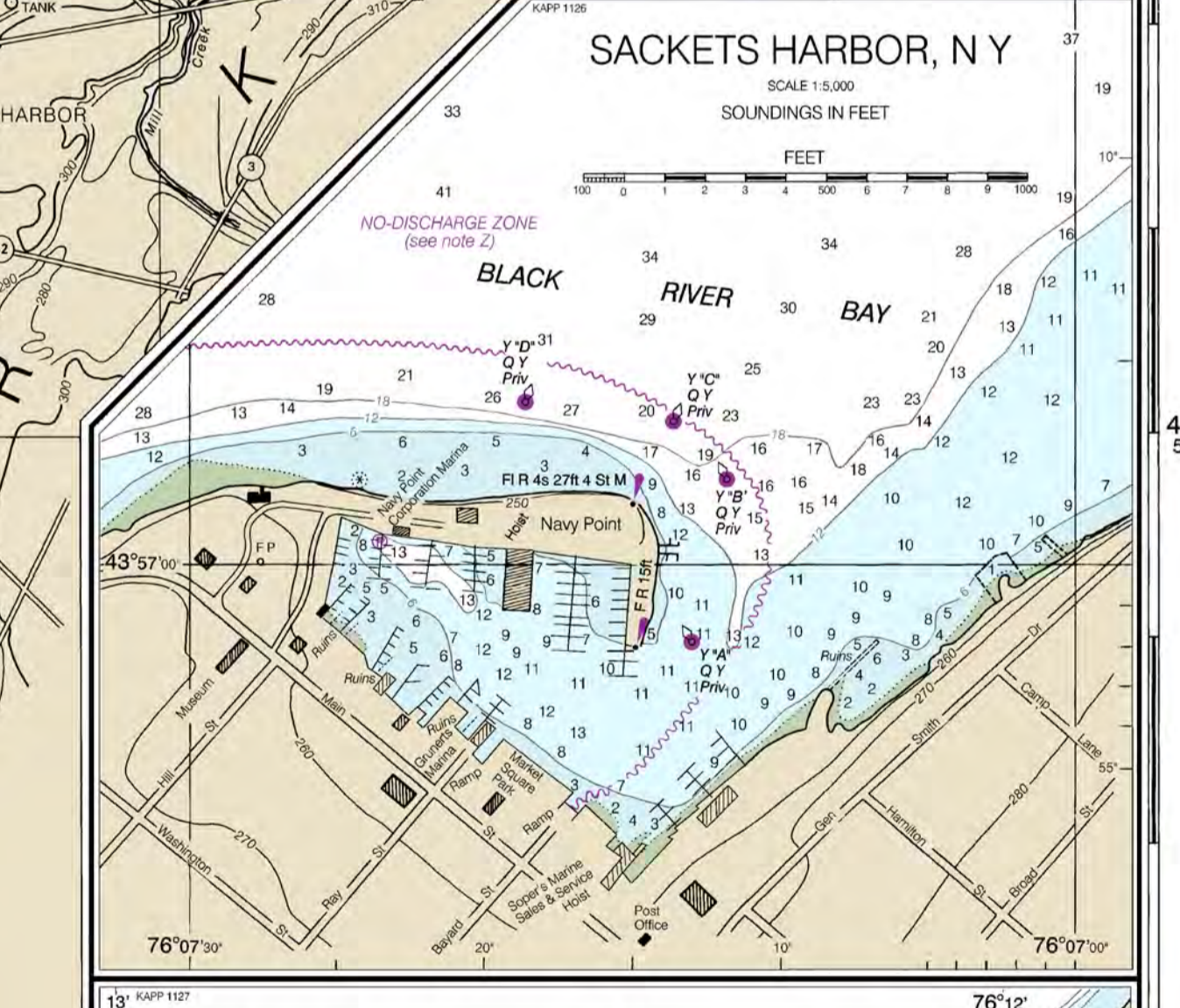
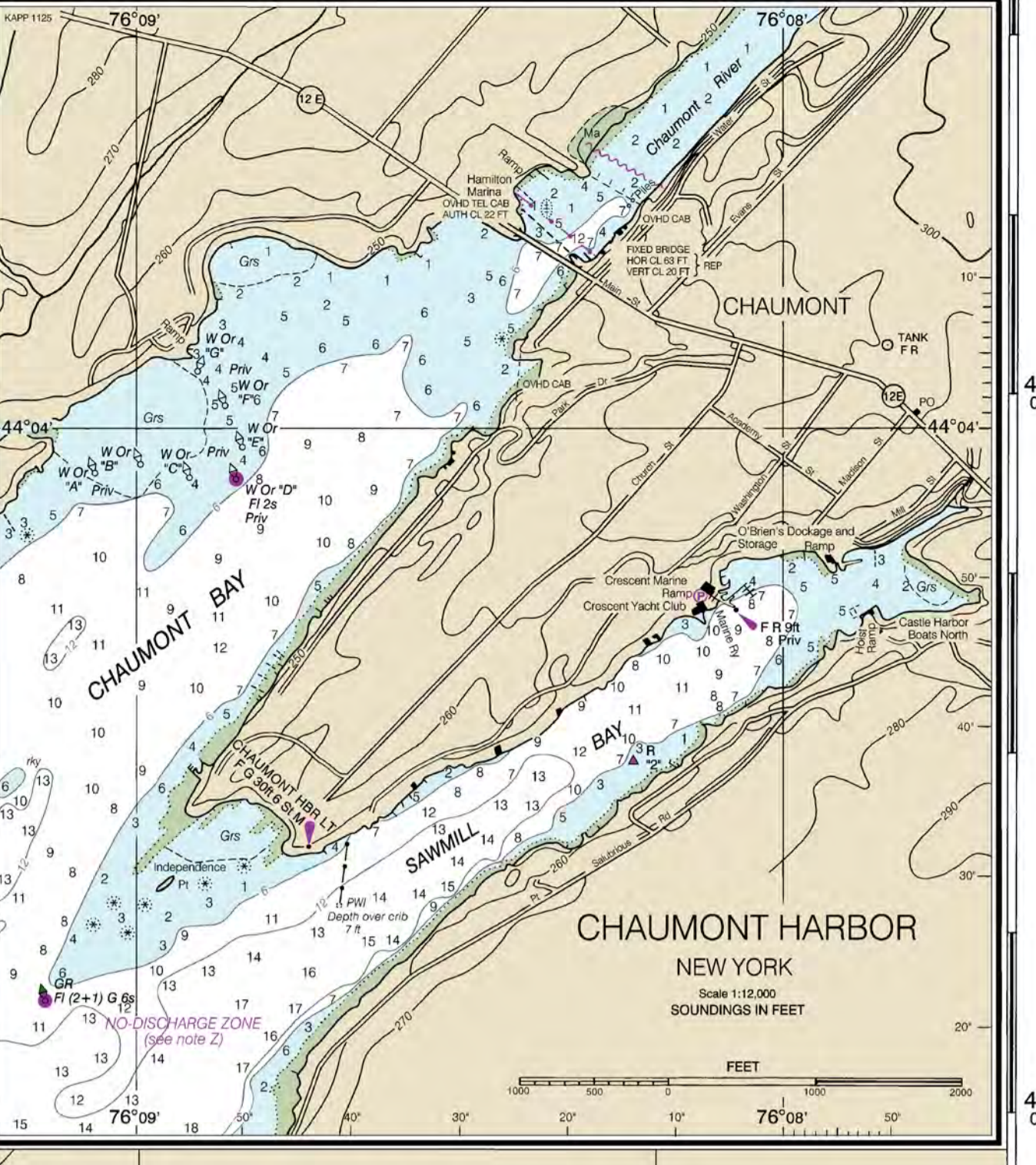
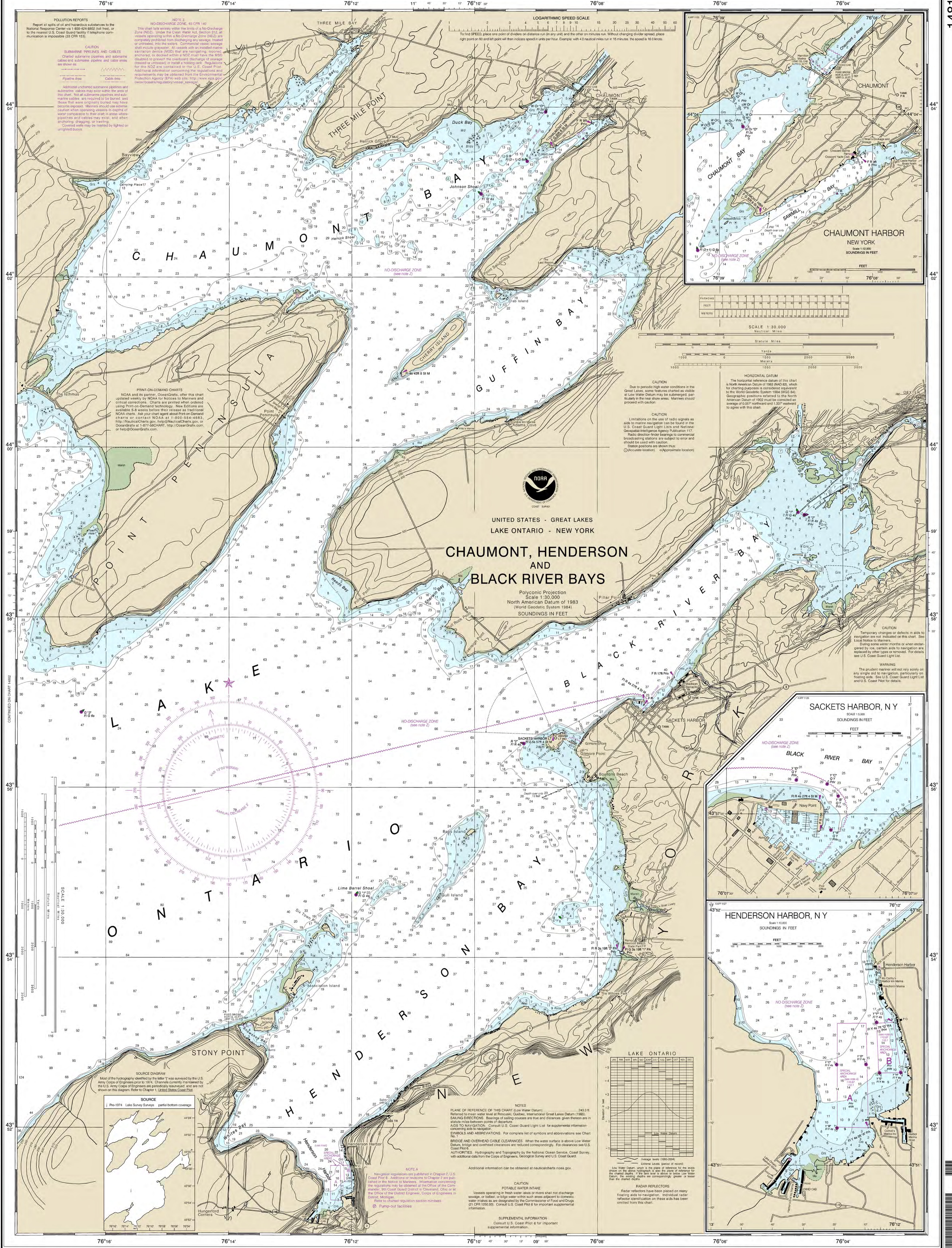
SACKETS HARBOR

7.28 ACRES

BULK HEAD

BULK HEAD

REVISED: 5/21/90		MAP OF PROPOSED VESSEL REGULATION ZONE PREPARED FOR			
		VILLAGE OF SACKETS HARBOR			
		VILLAGE OF SACKETS HARBOR, JEFFERSON CO., N.Y.			
		LAFAVE, WHITE & MCGIVERN			
		LAND SURVEYORS THERESA, N.Y.			
DAREN L. MORGAN, P.L.S. N.Y.S. L.C. NO. 49479	DRAWN BARRY	CHECKED DAREN	SCALE 1" = 40'	DATE 5/9/90	FILE NO. 10 - 11
					SHEET 1 OF 1



UNITED STATES - GREAT LAKES
LAKE ONTARIO - NEW YORK
**CHAUMONT, HENDERSON
AND
BLACK RIVER BAYS**

Polyconic Projection
Scale 1:30,000
North American Datum of 1983
(World Geodetic System 1984)
SOUNDINGS IN FEET

POLLUTION REPORTS
Report all spills of oil and hazardous substances to the National Response Center via 1-800-424-8802 (hot line), or to the nearest U.S. Coast Guard facility (telephone communication is possible) (33 CFR 151).

CAUTION
SUBMARINE PIPELINES AND CABLES
Charted submarine pipelines and submarine cables and submarine pipelines and cables are shown on this chart.

PRINT-ON-DEMAND CHARTS
NOAA and its partner, OceanGraph, offer this chart updated weekly by NOAA for Notices to Mariners and critical corrections. Charts are printed when ordered using Print-on-Demand technology. New Editions are available 5-8 weeks before their release as traditional NOAA charts. Ask your chart agent about Print-on-Demand charts or contact NOAA at 1-800-984-4843, <http://nauticalcharts.gov>, <http://ocean-graph.com>, or help@ocean-graph.com.

SOURCE DIAGRAM
Most of the hydrography identified by the letter "I" was surveyed by the U.S. Army Corps of Engineers prior to 1974. Charts currently maintained by the U.S. Army Corps of Engineers are periodically re-surveyed, and are not shown on this diagram. Refer to Chapter 1, United States Coast Pilot.

SOURCE
1:50,000 Lake Survey, partial bottom coverage

NOTES
PLANE OF REFERENCE OF THIS CHART (Low Water Datum)
Referenced mean water level at Toronto, Ontario, International Great Lakes Datum (1985).
SAILING DIRECTIONS: Bearings of sailing courses are true and distances given there are in statute miles between points of departure.
AIDS TO NAVIGATION: Consult U.S. Coast Guard Light List for supplemental information concerning aids to navigation.
SYMBOLS AND ABBREVIATIONS: For complete list of symbols and abbreviations see Chart No. 1.

BRIDGE AND OVERHEAD CABLE CLEARANCES: When the water surface is above Low Water Datum, bridge and overhead clearances are reduced correspondingly. For clearances see U.S. Coast Pilot.

AUTHORITIES: Hydrography and Topography by the National Ocean Service, Coast Survey, with additional data from the Corps of Engineers, Geological Survey and U.S. Coast Guard.

Additional information can be obtained at nauticalcharts.noaa.gov.

CAUTION
POTABLE WATER INTAKE
Vessels operating in fresh water areas or rivers shall not discharge sewage, oil, ballast, or bilge water within such areas adjacent to domestic water intakes as are designated by the Commissioner of Food and Drugs (21 CFR 129.93). Consult U.S. Coast Pilot 6 for important supplemental information.

SUPPLEMENTAL INFORMATION
Consult U.S. Coast Pilot 6 for important supplemental information.

Appendices H, I – See Additional PDF Document

Appendices J, K, L, M – See Additional PDF Document