

# Town of Wheatfield Local Waterfront Revitalization Program

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Adopted:  
Town of Wheatfield Town Board, March 25, 2013

Approved:  
NYS Secretary of State, February 25, 2014

Concurred:  
U.S. Office of Ocean and Coastal Management,....., .....



STATE OF NEW YORK  
DEPARTMENT OF STATE

ANDREW M. CUOMO  
GOVERNOR

CESAR A. PERALES  
SECRETARY OF STATE

February 25, 2014

Honorable Robert B. Cliffe  
Supervisor  
Town of Wheatfield  
Town Hall, Upper Level  
2800 Church Road  
Wheatfield, NY 14120-1099

Dear Supervisor Cliffe:

I am pleased to inform you that I have approved the Town of Wheatfield Local Waterfront Revitalization Program, pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. Everyone who participated in the preparation of this program is to be commended for developing a comprehensive management program that promotes the balanced preservation, enhancement, and utilization of the valuable local waterfront resources along Niagara River and Tonawanda Creek.

I am notifying State agencies that I have approved your Local Waterfront Revitalization Program (LWRP) and advising them that their activities must be undertaken in a manner consistent, to the maximum extent practicable, with the program.

The approved LWRP will be available on the website of the Department of State, at [http://www.dos.ny.gov/opd/programs/WFRevitalization/LWRP\\_status.html](http://www.dos.ny.gov/opd/programs/WFRevitalization/LWRP_status.html).

If you have any questions, please contact Renee Parsons of the Office of Planning and Development at 518-473-2461.

Sincerely,

A handwritten signature in cursive script that reads "Cesar A. Perales".

Cesar A. Perales  
Secretary of State



# TOWN OF WHEATFIELD NIAGARA COUNTY

2800 Church Road  
North Tonawanda, NY 14120-1099  
Phone: (716) 694-6440 Fax: (716) 694-5419

Kathleen M. Harrington  
Town Clerk  
Registrar of Vital Statistics  
Records Management Officer  
Marriage Officer

## AUTHORIZING RESOLUTION

I, Kathleen Harrington-McDonell, elected Town Clerk of The Town of Wheatfield, 2800 Church Road, North Tonawanda, NY 14120, do hereby certify that the following resolution was adopted at the regular meeting of the Town of Wheatfield held on March 25, 2013 at 7:30 pm, and is incorporated in the original minutes of said meeting and that said resolution has not been altered, amended or revoked and is in full force and effect.

### Resolved:

WHEREAS, the Town of Wheatfield initiated preparation of Local Waterfront Revitalization Program in cooperation with the New York State Department of State, pursuant to Article 42 of the Executive Law; and

WHEREAS, a Draft Local Waterfront Revitalization Program was prepared and circulated by the Department of State to potentially affected State, federal and local agencies in accordance with the requirements of Executive Law, Article 42; and

WHEREAS, the Town of Wheatfield as a lead agency, filed a Negative Declaration-Notice of Determination of Non-Significance on July 9, 2012 for the adoption of the Local Waterfront Revitalization Program, pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act);

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wheatfield Local Waterfront Revitalization Program is hereby adopted, and that the Town Supervisor is authorized to submit the Local Waterfront Revitalization Program to the New York State Secretary of State for approval, pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act.

**This motion was CARRIED: AYES 5 – NAYS 0.**

Kathleen M. Harrington-McDonell  
Town Clerk

# Contents

<b>Introduction .....</b>	<b>1</b>
<b>Section I - Local Waterfront Revitalization Area Boundary .....</b>	<b>1</b>
1.1 Upland Boundary of the LWRA .....	1
1.2 Waterside Boundary of the LWRA.....	2
<b>Section II   Inventory and Analysis .....</b>	<b>1</b>
<b>2.1 Summary of Issues and Opportunities in the Waterfront Revitalization Area...</b>	<b>1</b>
2.1.1. Assets and Opportunities .....	1
2.2.2 Issues and Concerns .....	2
<b>2.2 Region Setting, Historic Context and Community Characteristics .....</b>	<b>2</b>
<b>2.3 Overview of Coastal Resources Planning Efforts .....</b>	<b>3</b>
2.3.1 Regional Planning.....	3
2.3.2 Local Planning .....	7
<b>2.4 Demographics and Economic Considerations .....</b>	<b>8</b>
2.4.1 Population and Household Characteristics.....	8
2.4.2 Housing .....	9
2.4.3 Income and Employment.....	10
<b>2.5 Existing Land and Water Uses .....</b>	<b>11</b>
2.5.1 Existing Land Use.....	11
2.5.2 Water Dependent and Water-Enhanced Uses.....	14
2.5.3 Abandoned, Underutilized and Deteriorated Sites and Structures.....	14
2.5.4 Public Access and Recreation .....	15

2.5.5 Zoning.....	16
2.5.6 Public and Underwater Land Ownership.....	18
<b>2.6 Surface Water Uses, Navigation and Harbor Management .....</b>	<b>21</b>
2.6.1 Vessel Use and Navigation .....	21
2.6.2 Marinas, Docks and Bulkheads.....	24
<b>2.7 Natural Resources.....</b>	<b>26</b>
2.7.1 Water Resources .....	26
2.7.2 Wetlands and Habitats.....	31
2.7.3 Topography and Soils.....	32
2.7.4 Flooding and Erosion .....	32
2.7.5 Environmental Hazards and Constraints.....	33
<b>2.8 Historic, Cultural and Scenic Resources .....</b>	<b>34</b>
2.8.1 Historic Sites and Structures.....	34
2.8.2 Archaeological Resources.....	35
2.8.3 Scenic Resources .....	36
<b>2.9 Public Infrastructure .....</b>	<b>37</b>
2.9.1 Water Supply .....	37
2.9.2 Wastewater Management .....	37
2.9.3 Stormwater Management.....	38
2.9.4 Solid Waste Management .....	38
2.9.5 Other Utilities .....	39
2.9.6 Transportation Systems.....	39
2.9.7 Emergency Services .....	39
<b>Section III - Local Waterfront Revitalization Program Policies .....</b>	<b>1</b>
<b>DEVELOPED WATERFRONT POLICIES .....</b>	<b>3</b>
POLICY 1 .....	3
POLICY 2 .....	8
POLICY 3 .....	10

<b>NATURAL WATERFRONT POLICIES.....</b>	<b>11</b>
POLICY 4.....	11
POLICY 5.....	19
POLICY 6.....	23
POLICY 7.....	25
POLICY 8.....	27
<b>PUBLIC WATERFRONT POLICIES.....</b>	<b>29</b>
POLICY 9.....	29
<b>WORKING WATERFRONT POLICIES.....</b>	<b>33</b>
POLICY 10.....	33
POLICY 11.....	35
POLICY 12.....	36
POLICY 13.....	36
<b>Section IV - Proposed Land and Water Uses and Proposed Projects.....</b>	<b>1</b>
<b>4.1 Proposed Land Uses.....</b>	<b>1</b>
<b>4.2 Proposed Water Uses/Harbor Management.....</b>	<b>3</b>
<b>4.3 Proposed Town Projects and Studies.....</b>	<b>3</b>
<b>Section V - Techniques for Implementation of the Local Program.....</b>	<b>1</b>
<b>5.1 Existing Laws.....</b>	<b>1</b>
Chapter 75, Campgrounds and Recreational Vehicle Parks.....	1
Chapter 82, Drainage.....	1
Chapter 101, Flood Damage Prevention.....	1
Chapter 114, Mobile Home Parks.....	2

Chapter 123, Parks and Recreation Areas .....	2
Chapter 134, Property Maintenance.....	2
Chapter 138, Public Improvements .....	2
Chapter 146, Sewers.....	2
Chapter 161, Solid Waste.....	2
Chapter 163, Storm Sewer System .....	3
Chapter 164, Stormwater Management.....	3
Chapter 169, Subdivision of Land .....	3
Chapter 194, Water .....	4
Chapter 198, Wind Energy Conversion Systems .....	4
Chapter 200 – Zoning.....	4
<b>5.2 Proposed Local Laws Necessary to Implement the LWRP.....</b>	<b>4</b>
LWRP Consistency Review Law.....	4
Waterfront Residential (R-W) District.....	5
Zoning.....	5
<b>5.3 Other Public and Private Actions Necessary to Implement the LWRP .....</b>	<b>6</b>
<b>5.4 Management Structure for Implementing the LWRP.....</b>	<b>7</b>
<b>5.5 Financial Resources Necessary to Implement the LWRP .....</b>	<b>8</b>
<b>5.6 Local Regulatory Changes .....</b>	<b>8</b>
<b>Section VI - State and Federal Actions and Programs Likely to Affect Implementation .....</b>	<b>1</b>
<b>Section VII - Local Commitment.....</b>	<b>1</b>
<b>7.1 Local Commitment.....</b>	<b>1</b>
<b>7.2 Consultation.....</b>	<b>1</b>
<b>Appendix A - LWRP Consistency Review Law.....</b>	<b>1</b>
<b>Appendix B –Zoning Amendment .....</b>	<b>1</b>
<b>Appendix C - Standards for Docks on the Canal System.....</b>	<b>1</b>
<b>Appendix D - Aerial Photos of Shoreline .....</b>	<b>1</b>
<b>Appendix E - Guidelines for Notification and Review .....</b>	<b>1</b>
<b>Appendix F – SEQRA Documents .....</b>	<b>1</b>

## ACKNOWLEDGEMENTS

The Town of Wheatfield Local Waterfront Revitalization Plan was funded in part by the New York State Department of State under Title II of the Environmental Protection Fund. The development of this Program was a multi-phased endeavor made possible through the efforts of:

### **Town of Wheatfield Waterfront Advisory Committee**

Larry Helwig, Town of Wheatfield Town Board Liaison

Robert O'Toole, Wheatfield Town Attorney

Richard Muscatello, Town of Wheatfield Planning Board Chairman

Edward Sturgeon, Town of Wheatfield Parks and Recreation Department

Bernie Rotella, Town of Wheatfield Grants Consultant

Joseph Gargas, Town of Wheatfield Citizen Representative

### **Our special thanks to all who assisted in the creation of this document**

Robert Cliffe, Town of Wheatfield Supervisor

Gilbert Doucet, Town of Wheatfield Councilman

Arthur Gerbec, Town of Wheatfield Councilman

Kenneth Retzlaff, Town of Wheatfield Councilman

Joseph Caturia, Town of Wheatfield Code Enforcement Officer

Kathleen Harrington, Wheatfield Town Clerk

Sharon Leighton, New York State Canal Corporation

Amy DeGaetano, New York State Department of State

### **And the Citizens of the Town of Wheatfield**

**Project Consultant** - Wendy E. Weber Salvati, AICP



## INTRODUCTION

The New York State Local Waterfront Revitalization Program (LWRP) is designed to give waterfront communities an opportunity to assess conditions along the waterfront, establish policies to guide development, and implement appropriate waterfront land uses and projects. It is an extension of the State's Coastal Management Program that allows communities to design the program to better reflect and address local issues and opportunities in the designated local waterfront revitalization area. The LWRP establishes a planning framework for future public and private investment and development actions that occur within that area.

The Town of Wheatfield is located on the shore of the Niagara River, in the southwestern portion of Niagara County, New York. The Town of Wheatfield has about 3.5 miles of shoreline, including approximately three miles of shoreline along the Niagara River in Sub-Area 1 and approximately one-half mile along the Erie Canal (Tonawanda Creek) in Sub-Area 2. The Town is surrounded by the Town of Lewiston and Town of Cambria to the north, Town of Pendleton to the east, City of North Tonawanda and Niagara River to the south, and the City of Niagara Falls and Town of Niagara to the west. Within the western New York region, Wheatfield is situated approximately 25 miles north of the Buffalo metropolitan area.

Although both sub-areas are predominantly rural in nature, much of the shoreline has been developed with medium density residential uses. Wheatfield riverfront in Sub-Area 1 had long been popular as a summer residential area, with numerous cottages and smaller, modest homes. Over the past few decades, the area has become increasingly attractive for residential use, with many cottages transitioning to year-round residences. The Sub-Area 1 waterfront includes distinct neighborhoods, which are characterized by narrow roadways lined with small homes and mature trees. These areas include Sunset Drive, Hird Street, York Road and Willow Lane. In addition, the area includes a mix of residential and commercial uses along River Road and a large manufactured/mobile home park.

The Erie Canal portion of the waterfront (Sub-Area 2) follows residential properties along Lockport Avenue, which extends below Niagara Falls Blvd. The western section, near the City of North Tonawanda, only has housing on the upland side of Lockport Road, with limited access to the Canal. Whereas, the eastern side of Lockport Road, which abuts West Canal Marina Park in the Town of Pendleton, has housing along both sides of Lockport Road. Housing along the Canal has private dockage.

With limited areas of public land, the Town desires to provide opportunities for public access to the greatest extent possible. The Town would also like to establish a multi-use trail that would become part of the regional Niagara River Greenway system, allowing a connection with the adjoining Cities

of Niagara Falls and North Tonawanda. This program is aimed at improving the quality of life in the waterfront areas and taking advantage of existing assets along the Niagara River and Tonawanda Creek (Erie Canal).

This LWRP includes an outline of proposed changes to the NYS Coastal Management Program boundary, to delineate the local waterfront revitalization area. Section II includes an updated inventory and analysis of existing conditions and resources in the waterfront area. The policies contained in Section III of this LWRP support the inventory and are focused on waterfront revitalization, making beneficial use of waterfront lands, protecting community character and protecting important natural and cultural resources. The policies are further supported by land and water use and implementation proposals outlined in Sections IV and V. Together, the information contained in the LWRP comprises a program that sets the direction for managing and revitalizing the Wheatfield waterfront into the future.