

**SECTION I**

**Town of Wheatfield**

**Local Waterfront Revitalization Area Boundary**



**SECTION I – Local Waterfront Revitalization Area Boundary**

**1. Existing Coastal Management Program Area Boundary**

The Town of Wheatfield Waterfront Revitalization Area, as established under the New York State Coastal Management Program (CMP), includes all land and water lying between the Niagara River shoreline and the following inland boundary (Map 1):

**1.1 Upland Boundary of the CMP**

Beginning at the shoreline of the Niagara River and proceeding in a northerly direction along the municipal boundary between the City of Niagara Falls and the Town of Wheatfield to the centerline of River Road; thence proceeding in a southeasterly direction along the center line of River Road to the intersection with the eastern outlet of Sunset Drive; thence proceeding directly north approximately 100 feet to the railway corridor for the CSXT railroad; the boundary then continues to the southeast, following the railway corridor to the point where it intersections the municipal boundary with the City of North Tonawanda; thence proceeding directly south, along the municipal boundary, to the shoreline of the Niagara River.

**1.2 Waterside Boundary of the CMP**

The waterside boundary for the State CMP begins at the intersection of the municipal boundary between the City of Niagara Falls and the Town of Wheatfield and the mean low water line of Niagara River, waterside boundary then proceeds to the south along the municipal boundary of the Town of Wheatfield, over the surface waters of Niagara River, to the intersection with the municipal boundary between Erie and Niagara Counties, which generally located at the center of the river. The boundary then turns sharply to the southeast, following the County boundary line to a point where it intersects with the municipal boundary between the Town of Wheatfield and the City of North Tonawanda; then proceeding in a northerly direction to the mean low water line of Niagara River and continuing southeast to the intersection with southeastern right-of-way of New York State Route 5 and the point of beginning for the upland boundary of the CMP.

**2. Proposed Town of Wheatfield Local Waterfront Revitalization Area (LWRA) Boundary**

The boundary for the Town of Wheatfield Local Waterfront Revitalization Area (LWRA) shall encompass all of the land area and water area lying within the following boundary, as shown on Maps 1A and 1B and described below.

### 2.1 Upland Boundary of the LWRA

The upland boundary for the Wheatfield LWRA has been split into two distinct sub-areas to accommodate the two separate areas of waterfront that exist in the Town. These sub-areas are described as follows (Map 1).

#### 2.1.1 Sub-Area 1 – Niagara River

Beginning at the mean low waterline of the Niagara River and proceeding in a northerly direction along the municipal boundary between the City of Niagara Falls and the Town of Wheatfield to the centerline of the northerly right-of-way at the terminus of LaSalle Pkwy.; thence proceeding in a southeasterly direction along the right-of-way line of LaSalle Pkwy. to the intersection with the centerline of Williams Road. The boundary then proceeds south along the centerline of Williams Road to a point situated 100 feet north of the abandoned corridor for the CSXT Railroad; the boundary then continues to the southeast along this line, following the abandoned railway corridor to the centerline of Liberty Drive; thence follow the centerline of Liberty Drive in a northeasterly direction approximately 1,500 feet, where it turns directly east, to intersect with the northerly boundary of Niagara County Tax Parcel No. 175.00-1-13.0, which is owned by the Town of Wheatfield. From this point, the boundary line follows the north side of tax parcel 175.00-1-13.0 in an easterly then southeasterly direction to a point where it intersects the municipal boundary for the City of North Tonawanda; thence proceeding directly south, along the municipal boundary, to the mean low waterline of the Niagara River.

#### 2.1.2 Sub-Area 2: Tonawanda Creek

Beginning at the mean low waterline of the shoreline of Tonawanda Creek and proceeding in a northerly direction along the boundary between the City of North Tonawanda and the Town of Wheatfield (along the centerline of Sawyer Creek) to Lockport Avenue; thence, extending east from the center line of Sawyer Creek to the centerline of Lockport Avenue and continuing along this line in an easterly direction to the intersection with Niagara Falls Blvd. Then, proceeding north along the eastern right-of-way line of Niagara Falls Blvd. to the intersection with Connection Blvd.; thence heading east along Connection Blvd. to the northerly property line of Baisch Park. Then following the property boundary of Baisch Park in an easterly direction to the intersection with Town Line Road; then proceeding in a southerly direction along the centerline of Town Line Road to the mean low water line along the shoreline of Tonawanda Creek.

### 2.2 Waterside Boundary of the LWRA

The waterside boundary for the Sub-Area 1 portion of the Wheatfield LWRA begins at the intersection of the municipal boundary between the City of Niagara Falls and the Town of Wheatfield and the mean low water line of Niagara River, the LWRA waterside boundary then

proceeds to the south along the municipal boundary of the Town of Wheatfield, over the surface waters of Niagara River, to the intersection with the municipal boundary between Erie and Niagara Counties, which is generally located at the center of the River. The boundary then turns sharply to the southeast, following the County boundary line to a point where it intersects with the municipal boundary between the Town of Wheatfield and the City of North Tonawanda; then proceeding in a northerly direction to the mean low water line of Niagara River. This waterside boundary is consistent with the State CMP boundary.

The waterside boundary for the Tonawanda Creek (Sub-Area 2) portion of the waterfront extends south from a point along the centerline of Sawyer Creek (which represents the boundary between the Town of Wheatfield and the City of North Tonawanda), where it coincides with the mean low waterline along the shoreline of Tonawanda Creek. From this point, the boundary proceeds in a southerly direction to the center line of Tonawanda Creek, which is generally located at the center of the creek; thence, proceeding in an easterly direction along the centerline of Tonawanda Creek to the intersection with the municipal boundary between the Town of Wheatfield and the Town of Pendleton. At this point the waterside boundary turns to the north and continues along the municipal boundary to the mean low water at the shoreline of the creek.

### **3. Description and Rationale for Modifications to the Local Waterfront Revitalization Area**

The Local Waterfront Revitalization Area boundary has been slightly revised to more effectively plan for, manage and protect cultural and environmental resources along the waterfront. The specific modifications proposed for the area are identified on Maps 1a and 1b, and described as follows.

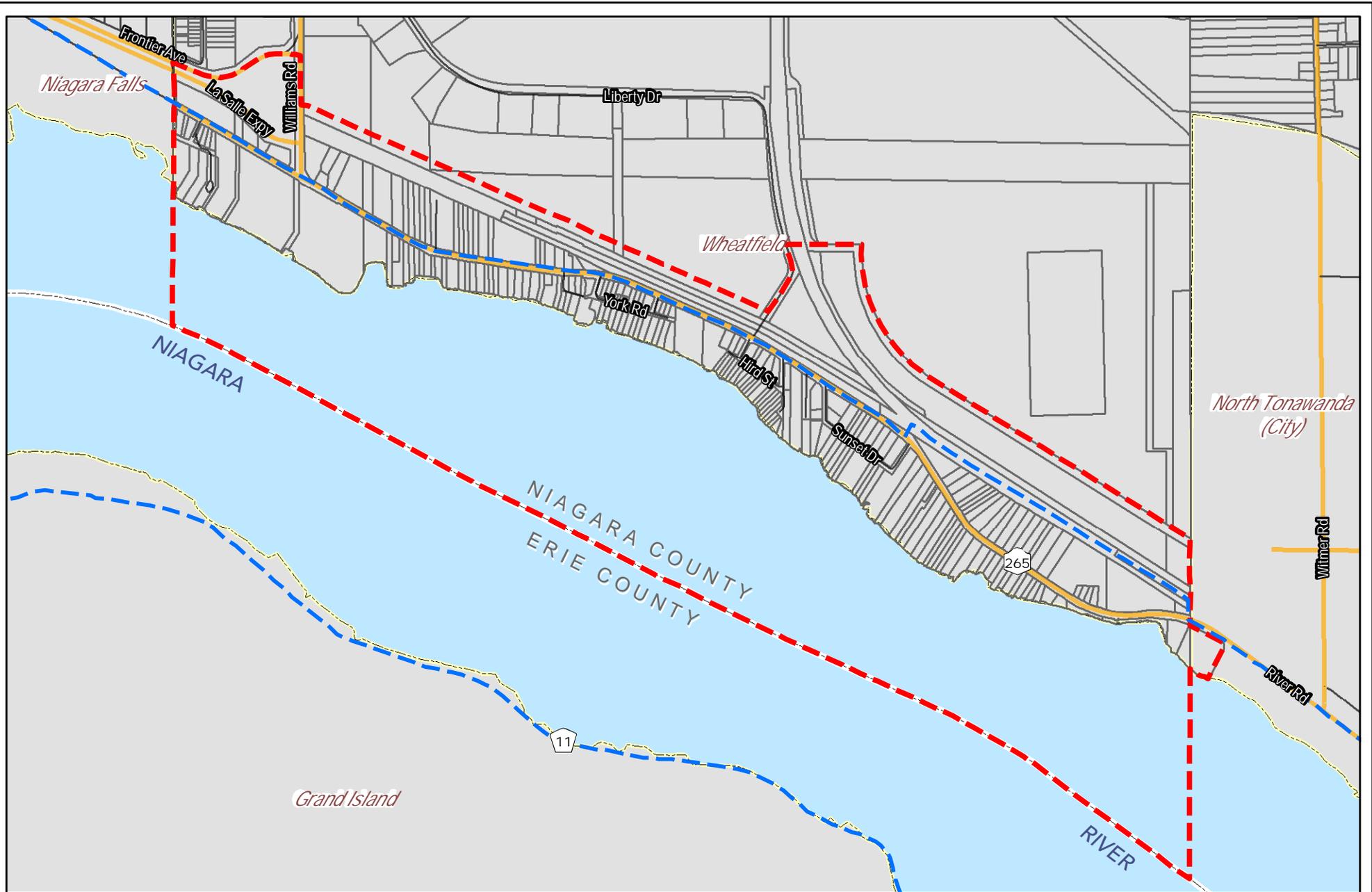
#### **3.1 Sub-Area1 - Niagara River**

The current LWRA boundary in Sub-Area 1 extends inland along River Road to the CSXT rail corridor, where it continues and then crosses into the City of North Tonawanda. To provide greater opportunity for the development of a multi-use trail facility in the vicinity of the waterfront to connect the Town with the adjoining Cities of Niagara Falls and North Tonawanda, the boundary of the LWRA has been extended further inland. The City of Niagara Falls is designing a multi-use pathway that will parallel the south side of LaSalle Pkwy. and provide a connection to LaSalle Park, along the City's waterfront. To enable a direct connection with this proposed pathway, the boundary for the Wheatfield LWRA would follow the municipal boundary north to the northern right-of-way line of LaSalle Pkwy., thereby allowing for the continuance of the City's pathway into the Town. The boundary would then continue over to and south along Williams Road to the abandoned CSXT rail corridor and then follow the length of this corridor, at a distance of 100 feet north of the line, to the east where it would tie in with Town property and eventually connect into the City of North Tonawanda. This would provide sufficient room for the

development of a multi-use pathway facility. Such a trail would also enable the Town to become a more visible part of the Niagara River Greenway. It is important to include such provisions, as necessary, for resource protection and potential public access improvements in this area.

### **3.2 Sub-Area 2 - Tonawanda Creek**

The boundary of the State CMP is recommended for amendment to create Sub-Area 2 in Wheatfield. Sub-Area 2 would include the portion of the Town that fronts along Tonawanda Creek. It is the intent of the Town to provide public access to the creek wherever future opportunities may exist, whether as an informal location for boat or canoe launching, or through acquisition of property for additional parkland or waterfront access. The Herman Baisch Memorial Park property is located in this sub-area; the Town would like to see a connection between this park and the Tonawanda Creek. The Niagara County West Canal Park and boat launch is also situated along the creek, immediately adjacent to the Town line. The Town would like to achieve connectivity with this facility, as well.



Map #1A



**TOWN OF WHEATFIELD**  
**LWRP: Boundary**  
**Sub Area I**

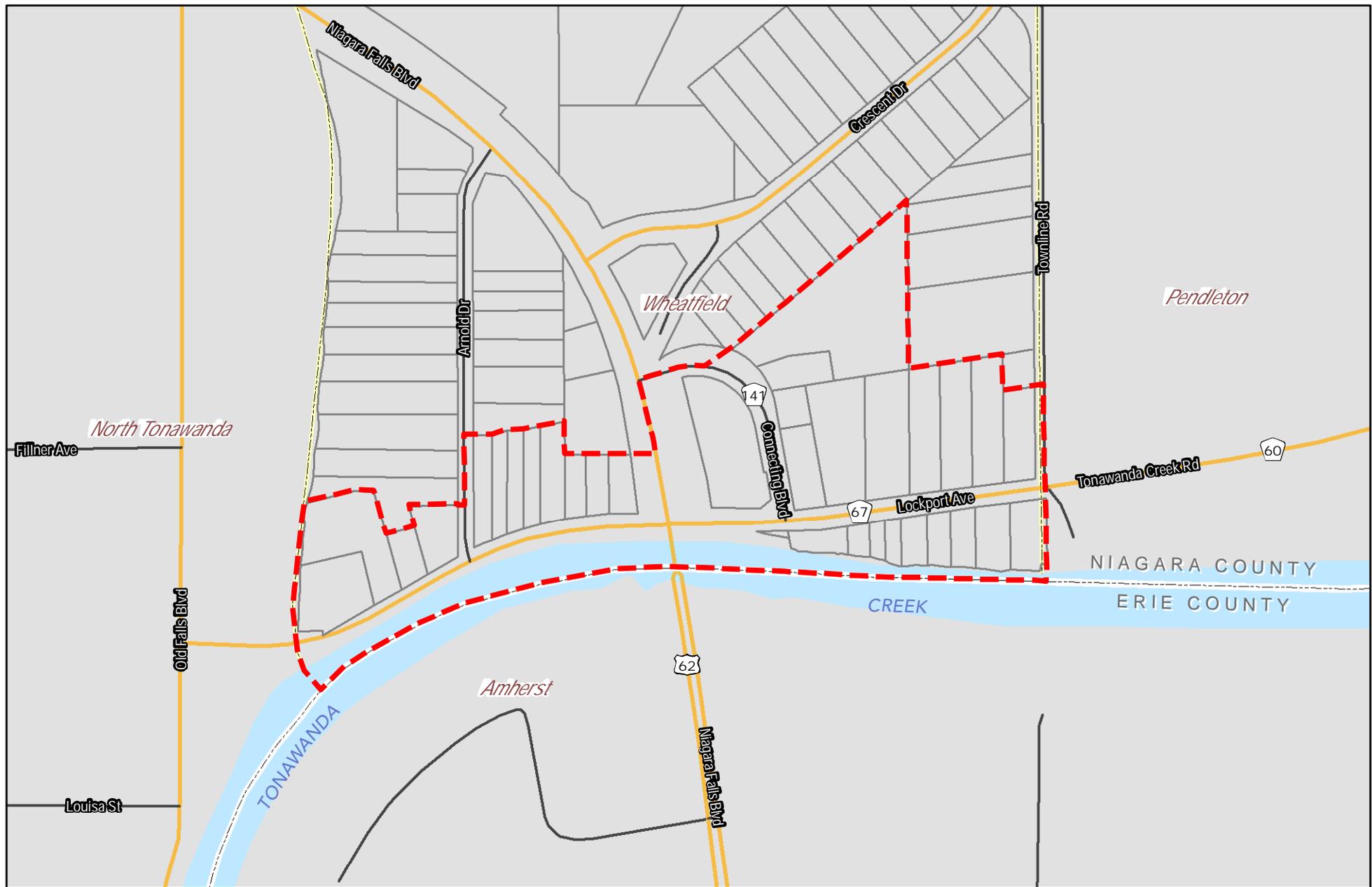
LEGEND

-  Sub Area I
-  County Boundary
-  Niagara County Municipal Boundary
-  Major Roadway
-  NYS Coastal Boundary
-  Parcel Boundary



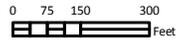
**WENDEL COMPANIES**  
 WD Project # 295609LWRP  
 Map Created: November, 2010

Wendel Duchscherer Architects & Engineers, P.C. shall assume no liability for 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information or data furnished hereunder. Data Sources: NYS GIS Clearinghouse, 2008 1ft./2ft. Digital Orthoimagery



Map #1B

 <p><b>TOWN OF WHEATFIELD</b> LWRP: Boundary Sub Area II</p>	<p>LEGEND</p>	<ul style="list-style-type: none"> <li> Sub Area II</li> <li> County Boundary</li> <li> Municipal Boundary</li> </ul>	<ul style="list-style-type: none"> <li> Major Roadway</li> <li> NYS Coastal Boundary</li> <li> Parcel Boundary</li> </ul>		 <p>WENDEL COMPANIES WD Project # 295609LWRP Map Created: November, 2009</p>
--	---------------	--	--	---	---



Wendel Duchscherer Architects & Engineers, P.C. shall assume no liability for 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information or data furnished hereunder. Data Sources: NYS GIS Clearinghouse, 2008 1ft./2ft. Digital Orthoimagery