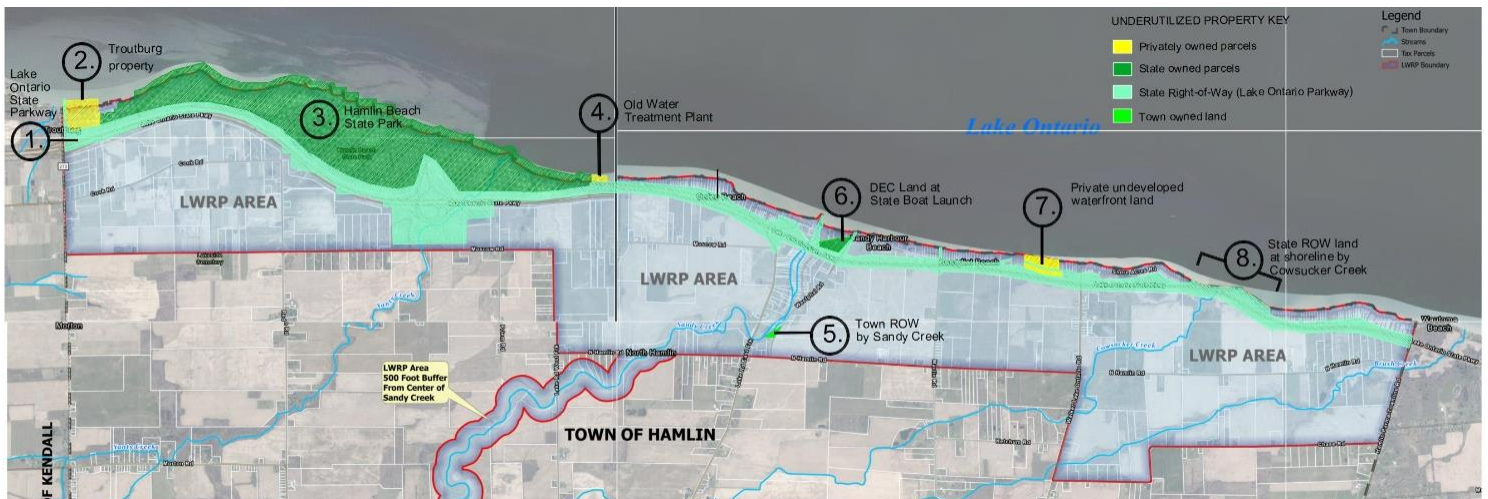


SECTION IV: PROPOSED LAND AND WATER USES AND PROJECTS

In response to the inventory and analysis, and specifically the publicly identified issues, concerns and opportunities within the waterfront boundary area, the following projects are proposed to address the economic development and flooding/drainage issues of the Hamlin waterfront community.

No.	Project Name	Cost	Type
1	MASTER PLAN STUDY OF THE LAKE ONTARIO STATE PARKWAY – LINEAR SYSTEMS FOR RESILIENCY, RECREATION, CONNECTIVITY, AND ECOLOGY	\$300,000	Plan/study
2	TROUTBURG REDEVELOPMENT	\$15,000,000	Priority
3	PLANNING AND PROGRAMMING AT HAMLIN BEACH STATE PARK	\$150,000	Plan/study
4	OLD WATER TREATMENT PLANT REDEVELOPMENT	\$3,500,000	Priority
5	FISHING ACCESS AT WESTPHAL ROAD	\$250,000	Priority
6	STATE BOAT LAUNCH AT SANDY CREEK- IMPROVEMENTS AND ADDITION OF ADJACENT STATE DOT PROPERTY	\$4,500,000	Priority
7	ACQUISITION AND PLANNING FOR UNDEVELOPED WATERFRONT LAND AT GREENWOOD DRIVE.	\$750,000	Long term
8	PUBLIC ACCESS AND LOOKOUT IN PARKWAY ROW BY COWSUCKER CREEK OUTLET	\$1,500,000	Priority
9	FLOODING AND DRAINAGE STUDY OF LWRP WATERFRONT BOUNDARY AREA	\$200,000	Plan/study
10	PUBLIC EMERGENCY PLAN FOR FUTURE FLOODING EVENTS	\$250,000	Plan/study



PROJECT 1: LAKE ONTARIO STATE PARKWAY MASTERPLAN

Project Goal: Optimize use of the Parkway ROW to include drainage solutions, flood storage opportunities, multiuse recreational trails and access points, critical habitat and other needs identified by the LWRP.

The Lake Ontario State Parkway stretches east to west across the entire Town of Hamlin LWRP boundary area and in some places borders the lakefront. In most cases, it is located just south of residential developments or parkland. The parkway was designed as a 4 lane divided highway and rests within an expansive right-of-way. The usage of this highway is far below its design capacity and at times, the state of NY has left it unmaintained. The right-of-way through the township encompasses almost 700 acres and is adjacent to almost every site identified in this plan as an opportunity for redevelopment.

There is an opportunity to re-evaluate this linear parkway system as a means to add recreational, ecological, drainage, and connective systems. At its narrowest width, it still measures over 300' wide, and in most places, far exceeds 500' width. This allows for a wide range of flexibility in how this system functions in the landscape. Such an enormous piece of underutilized land that connects the entire waterfront is a highly valuable asset. There is also an unused building formerly associated with the state park located in the median that can be studied for repurposing.



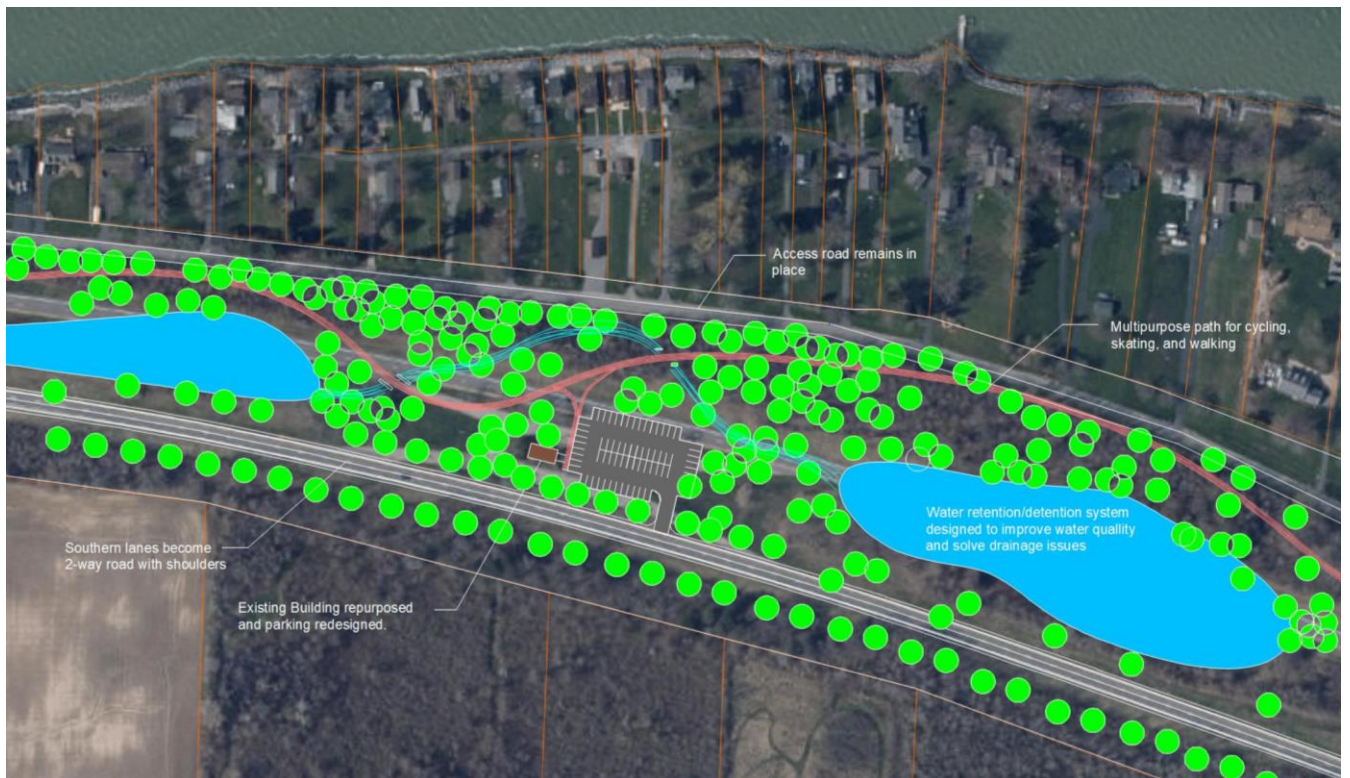
LWRP Policies implemented: 1, 7, 25, 33, 33A, 33B, 37
Estimated Cost: \$300,000
Funding sources: NYS DOT, NYS DOS, LWRP
Agencies involved in permitting: N/A (study)
Implementation: NYS DEC, NYS DOT,
Timeframe: immediately

Goals for the Master plan study of the Parkway Right-of-Way

- Consider area as a solution for drainage, filtration, habitat diversity
- Consider recreational opportunities such as separate bicycle lanes
- Reconsider current road widths and lanes in relation to traffic counts.
- Incorporate redevelopment of abandoned park entry area
- Incorporate any opportunities for lake access, viewing, kayak launches
- Incorporate access to other redevelopment access sites

The following conceptual plan illustrates an example of a small portion of the parkway with before/after plants that reduces traffic to just the southern lanes, and removes the northern traffic lanes. The northern lanes are replaced by two linear systems. One is a multipurpose trail through a new parklike setting, and the second is a drainage/ecological system designed to improve conditions along the shoreline. This area shows the abandoned building in the median repurposed for use, possible bike rentals or a shop. It can also be a nodal point to park and use the recreational system.

This type of design can carry through the entire 10-mile length of the parkway in the township. With the recreational trail located at the northern side of the right-of-way, it can easily connect to all the park and nodal development points marked in this plan. Below: Before/After illustration.



PROJECT 2: TROUTBURG REDEVELOPMENT

Project Goal: Create a destination location for recreation and supporting services.

The project is located at the far western edge of the Hamlin LWRP boundary area and would take advantage of an underutilized 27.86 acre piece of property with 1233' of lake frontage. The property is currently under private ownership. The town would like to acquire the property or work with a developer to acquire the property for redevelopment with the intent to create a destination location with waterfront access for town residents and visitors alike.

This property was formerly the site of a hotel and the area was a popular destination at points in history. It now sits in a state of disrepair. The property is bound on the west by Monroe Orleans County Line Road, the north by Lake Ontario, the east by some private housing that has access through this property, as well as Hamlin Beach State Park property, and on the south by the Lake Ontario State Parkway.



This site is lowest in the northwestern portion and could be used for parkland. The property rises to the east and is higher than most other lakefront locations and could host some structures. The County Line Road extends to the lakefront and could host a kayak launch. There is opportunity for a wide variety of uses. The following plan shows a conceptual layout for redevelopment that could host a large portion of the town community needs. Possible in this layout are: Park area with kayak launch, picnic, concert pavilion, pier, hotel, retail, restaurants, parking and trail connection to the state park.

Existing conditions panoramic view from public street on west edge of property:



This type of project would be a public/private collaboration. It would create a nodal component on the lakeshore that is fully accessible for the town residents. The creation of a town park in the northwestern portion with kayak access, walking pier, beach area, picnic area, playground area and a concert pavilion and lawn would meet many of the needs identified in this document. The retail environment could fulfill typical lakeshore needs such as food, bait and tackle, convenience items, ice cream, etc. There is also room for a hotel/spa that could help anchor the site as a destination location. Together, the functions all complement each other and work to support the structure and function of the site as a whole. It would also attract visitors from the outlying region. This type of venue is close enough to the Rochester and Buffalo areas to host events.

LWRP Policies implemented: 1, 2, 5, 11, 12, 19, 19A 20, 21, 23

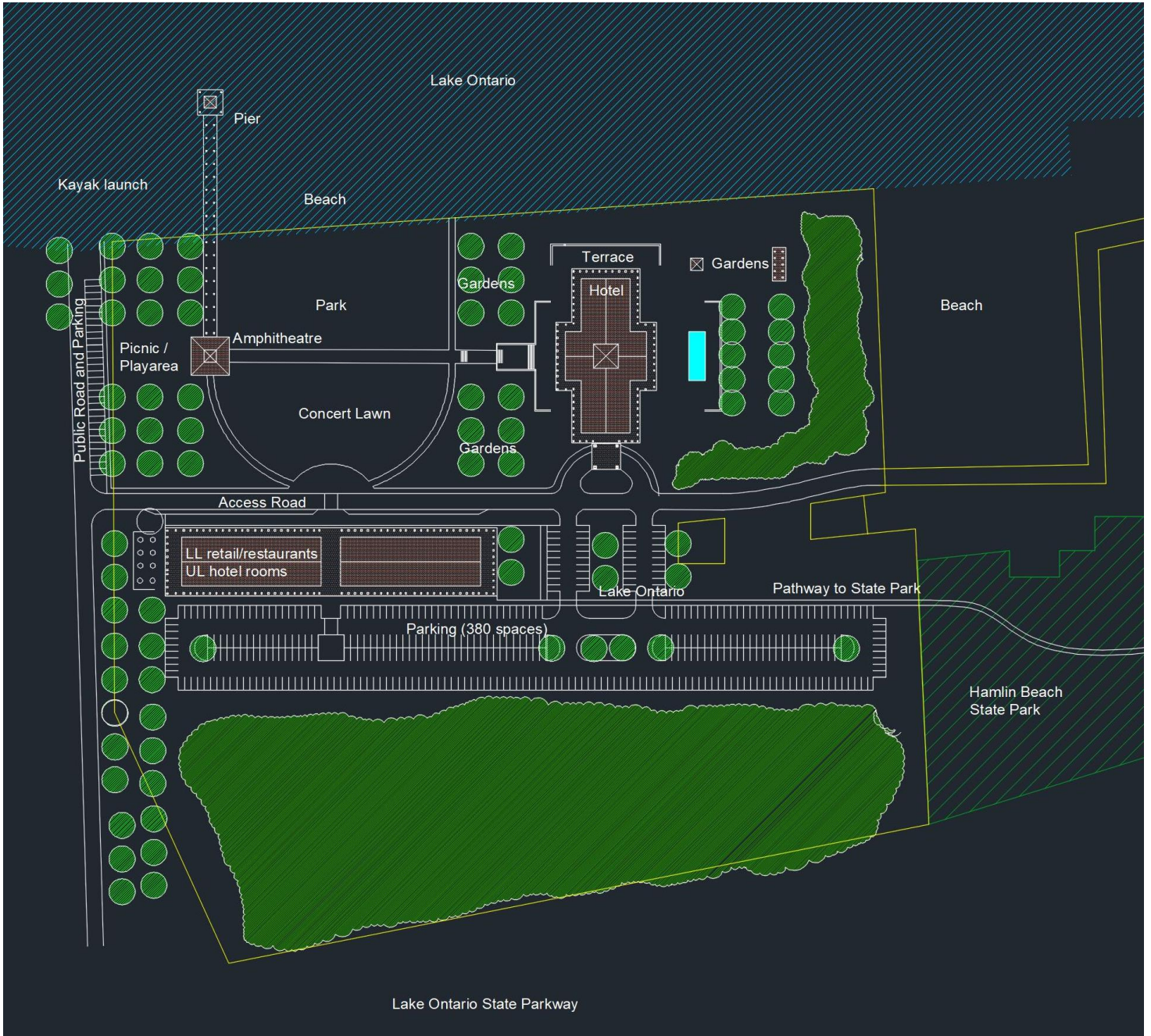
Estimated Costs: \$15,000,000

Funding Sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: Priority: Initiate as soon as possible

Troutburg Area Conceptual idea of how land could be used. Illustration includes a public town park, new hotel grounds, and a retail area.



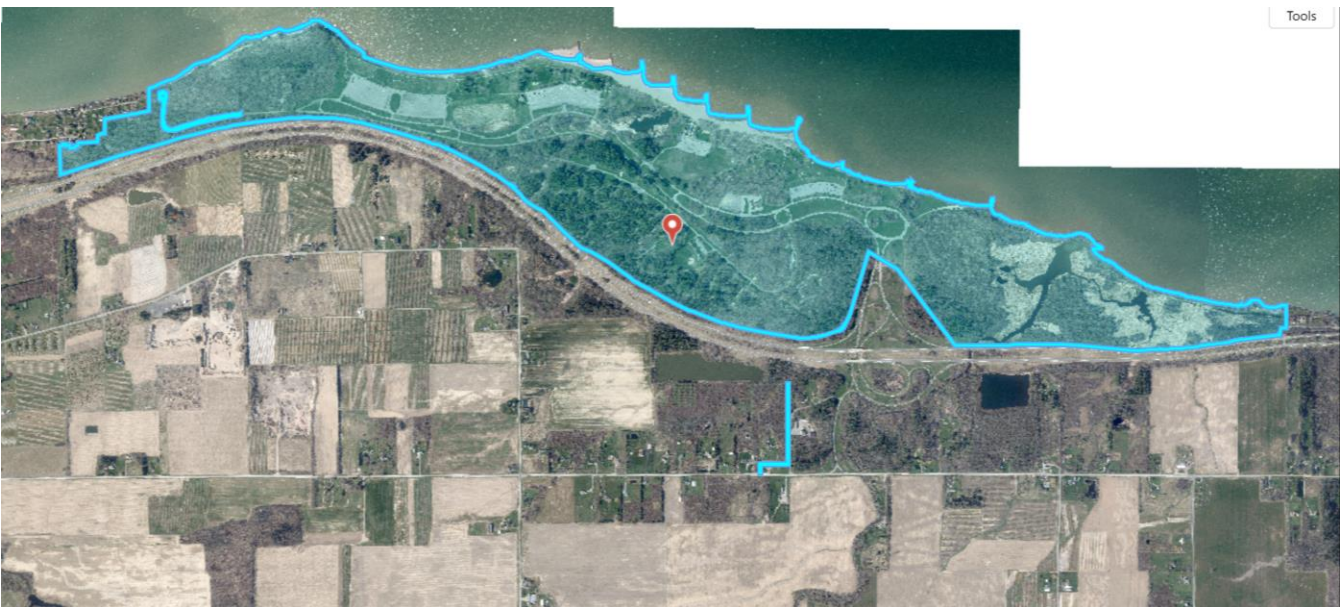
PROJECT 3: PLANNING AND PROGRAMMING AT HAMLIN BEACH STATE PARK

Project Goal: Maximize programming use of the State Park to complement town of Hamlin needs.

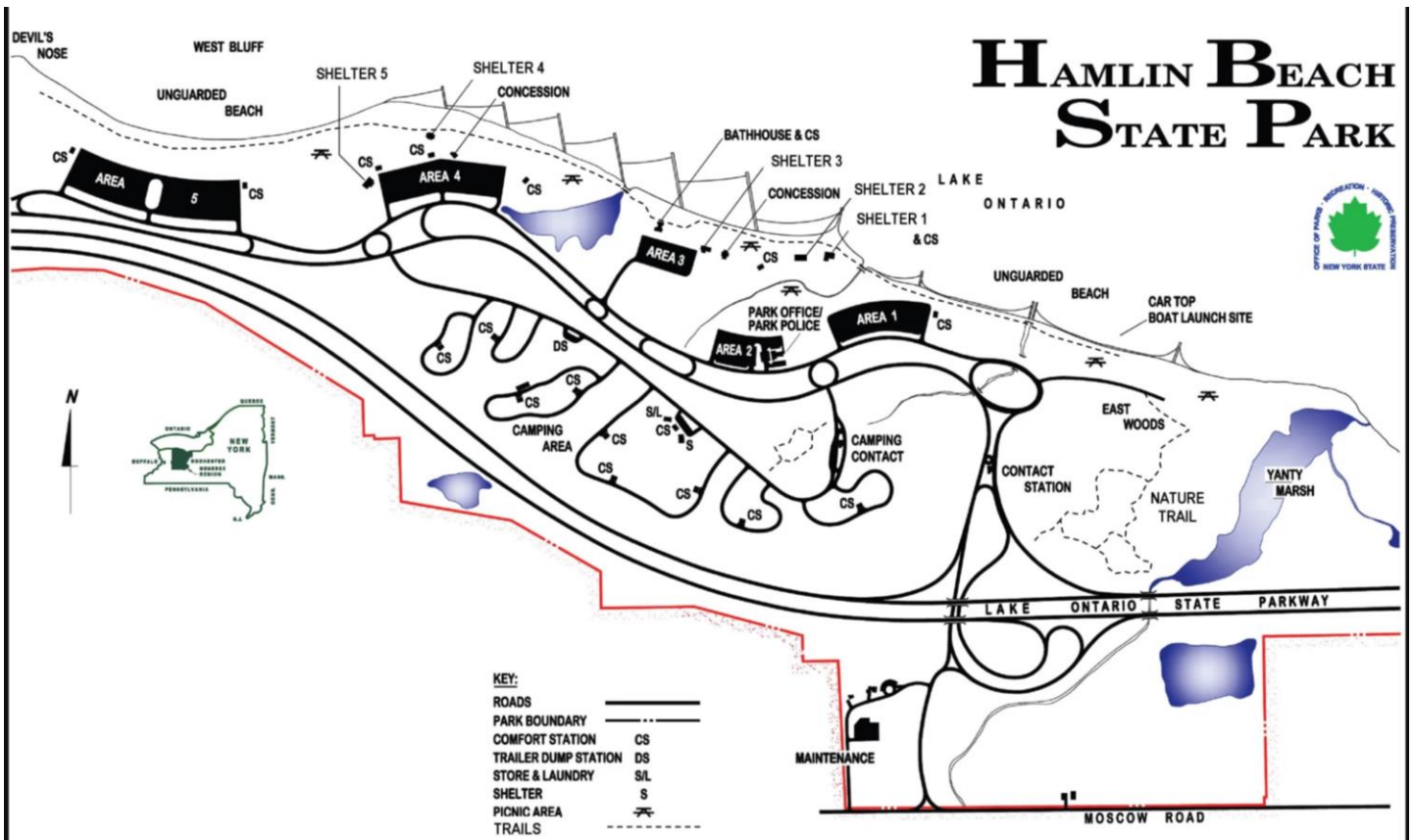
Hamlin Beach State Park occupies a third of the Town of Hamlin waterfront. It has 729 acres and 3.3 miles of shoreline immediately adjacent to the Lake Ontario State Parkway, another vast piece of land. Some of the park components located south of the actual parkway are technically located on parkway right-of-way. There are opportunities to advance many of the needs identified in the LWRP through planning and programming with the State Park.

The proposed plan would study the opportunities to add/refine sport fields to host large tournament venues. These venues are notably good for economic development of a region. Supporting amenities such as food service would also be studied. A possible location for this could be between and around the two westernmost parking lots known within the park as areas 4 & 5.

The park could also provide additional recreational and service opportunities including interpretive trails, bike and kayak rentals, park store, music and cultural venues and other identified needs.



Hamlin Beach State Park



State Parks Map of Hamlin Beach

LWRP Policies implemented: 1, 2, 5, 11, 12, 19, 19A, 23

Estimated Costs:\$150,000

Funding Sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting:

Timeframe: 1-5yrs

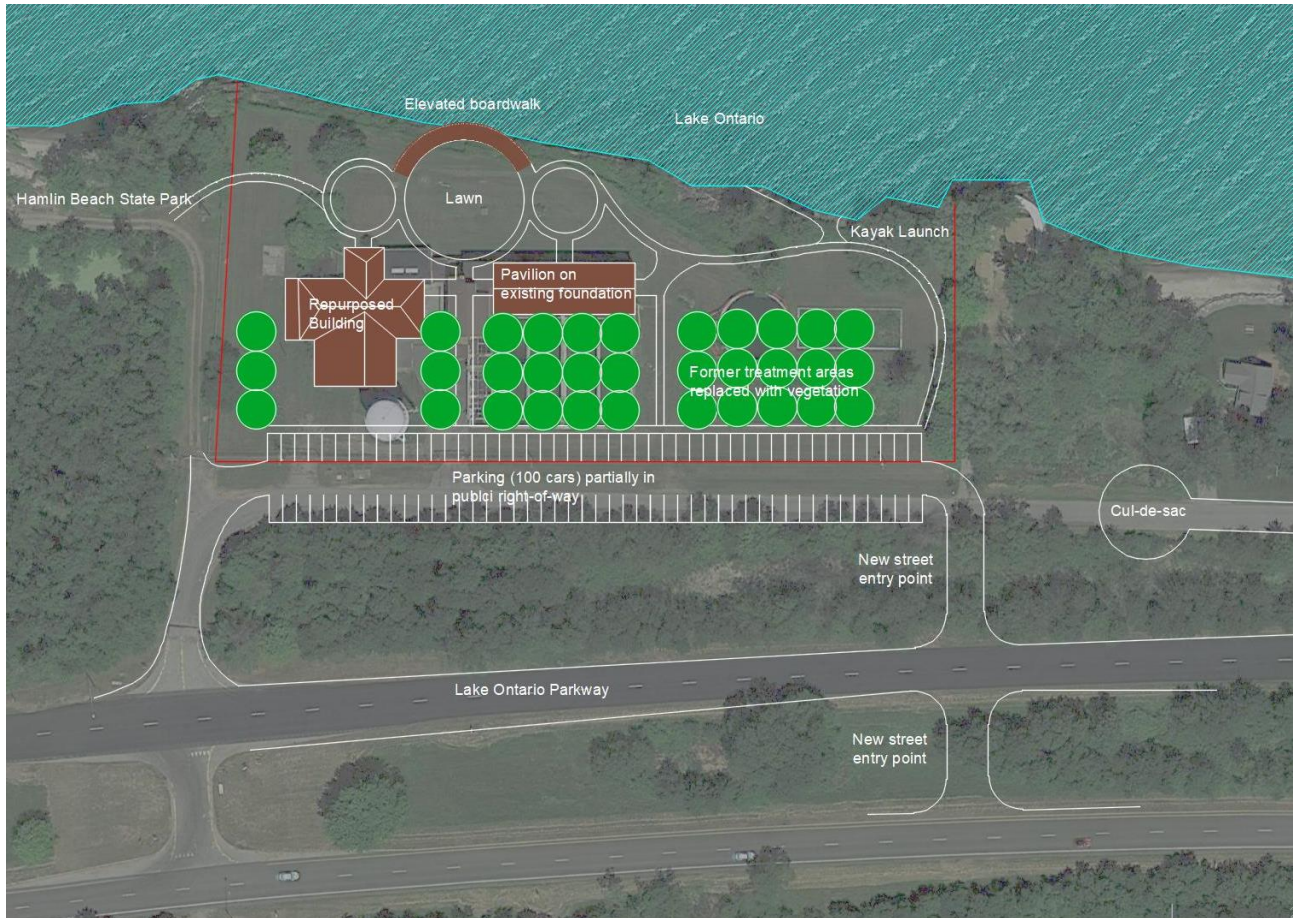
PROJECT 4: OLD WATER TREATMENT PLANT REDEVELOPMENT

Project Goal: Repurpose significant publicly held property at the shoreline for recreational and/or commercial use for town residents.

This project focuses on the now unused treatment plant located on the waterfront immediately east of the State Park property. The property would need to be studied closely to determine what it could support. The site itself is just under 3 acres, but is adjacent to the State Park on the west, and to a great deal of property in the parkway ROW to the south. The parcel could be looked at with the adjacent areas in mind.



Existing view from parkway



The conceptual plan above illustrates an example of redevelopment that makes use of some of the structure on the site, repurposing the main brick building and using a portion of another building for the foundation for a pavilion. The parking in this scheme is located on the south edge of the property and utilizes the public right-of-way. The main entrance to the neighborhood street is relocated east and also serves as a second entry to this site. The development of this site acts as an access point to the eastern portion of the state park lands that are currently cut off by Yanty Creek. A boardwalk viewing area and a kayak launch are also shown as recreational opportunities.

LWRP Policies implemented: 1, 2, 5, 12, 19, 19A, 20, 21,

Estimated Costs: \$3,500,000

Funding Sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: 2-5 yrs

PROJECT 5: FISHING ACCESS AT WESTPHAL RD.

Project Goal: Improve existing fishing access.

This site is located within public street rights-of-way at the intersection of Westphal Drive and Creekview Drive. (Creekview is not an actual road at this location.) This area is frequented by fisherman as some parking is available, but it sits high above the creek and the embankment is steep. The site is owned by the Town of Hamlin.



Project Goals for Fishing Access at Westphall:

- Improve parking surface
- Provide steps down embankment
- Create small shelter, picnic table and location for screened port-a-john

LWRP Policies Implemented: 1, 2, 9, 19, 19A, 21

Estimated Costs: \$250,00

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: 1-3yrs

PROJECT 6: STATE BOAT LAUNCH SITE IMPROVEMENTS AT SANDY CREEK OUTLET

Project Goal: Improve the state boat launch to accommodate varying lake levels and utilize adjacent state owned property to site additional uses and attractions identified in the LWRP.

The state boat launch at Sandy Creek is the primary boater access point in the town and is a highly used facility. The fluctuating lake levels have affected the functionality of the boat launch as it is currently designed. There are opportunities to improve this facility, improve the harbor in general, and utilize the DEC owned property adjacent to the existing boat launch to develop an interpretive center and trail, and a store for boater and visitor needs.

Subprojects and Goals to Redesign/Improve the State Boat Launch area @ Sandy Creek

- Project 6A: Repair piers and dredge harbor. Encourage public access to piers if possible.
- Project 6B: Redesign launch to be functional regardless of lake water levels
- Project 6C: Add an interpretive center, boardwalks and a general store/baitshop on site. (utilize adjacent DEC lands)



LWRP Policies Implemented: 1, 2, 2A, 5, 7, 7A, 9, 11, 13, 14, 15, 19, 19A, 21, 25A, 35, 44

Estimated Costs: \$4,500,000

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: Immediately

PROJECT 7: ACQUISITION AND PLANNING FOR UNDEVELOPED WATERFRONT LAND

Project Goal: Establish lake access for town residents or make land forever wild.

The opportunity to establish lake access to town residents exists on this undeveloped property just east of Benedict Beach. The town seeks to acquire the property and work within the environmental constraints of the site to establish limited access for walking, viewing and kayaking. This site is adjacent to the Lake Ontario Parkway Right of Way, and also has a public right of way running through the middle of it – an extension of Greenwood Parkway. Due to the presence of wetlands on this site, boardwalks could be implemented to establish walking trails and connections to the lakeshore and a kayak launch location. Limited parking could be made available on site. Access would be through Greenwood Drive, or alternately, along with a redevelopment of the Lake Ontario State Parkway, could be achieved directly from the parkway. A study will need to be conducted regarding soils, drainage, and other sensitive site components that will impact feasible uses for this site.



LWRP Policies Implemented: 1, 2, 7, 12, 19, 19A, 21

Estimated Costs: \$750,00

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: long term

PROJECT 8: PUBLIC ACCESS AND LOOKOUT IN PARKWAY RIGHT -OF-WAY BY COWSUCKER CREEK

Project Goal: Reinforce shoreline erosion/flood control features and create a public viewing and picnic area along the Lake Ontario State Parkway

The right-of-way for the Parkway abuts approximately 3000’ of lakeshore at the outlet of Cowsucker Creek. This provides an opportunity to develop a viewing area, trails, and picnic area. The property is in public ownership, and access is already available via the parkway. The site would need to be studied for soils, wetlands, and other ecological considerations. Development of this area would necessitate a review of safety setback requirements due to its proximity to the road. Fishing access to Cowsucker Creek might be possible south of the parkway and kayak access might be incorporated if site conditions allow. This project could also be considered independently (as shown below) or within the parameters of Project 4: Master plan for Lake Ontario State Parkway. If considered within project 4, an alternative design that makes use of more land might be possible.



LWRP Policies Implemented: 1, 2, 12, 19, 19A, 21, 44

Estimated Costs: \$1,500,000

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: 1-3yrs

PROJECT 9: FLOODING AND DRAINAGE STUDY OF LWRP WATERFRONT BOUNDARY AREA

Project Goal: Resolve flooding and drainage issues along the lakefront area.

Public feedback indicates that there are extensive drainage and flooding issues around the lakefront area, along the tributaries, and around the State Parkway, which acts as a barrier to water flow from uplands to the lake. Natural processes have altered ponds and wetland areas in this vicinity over time, creating an unpredictable drainage situation. A need for a comprehensive study that looks at all sources of flooding and drainage backlog exists. Components of this project, as identified by public might include:

- Explore needs for barriers to protect shoreline property and identify programs that would implement barriers by area, not individual property.
- Find solution to flooding and drainage issues associated with the parkway – which acts as a barrier and has culverts that are not functioning properly
- Address agricultural runoff. Neighboring land is returning to farming and there is no plan to handle new tile runoff and the associated chemicals/fertilizers.
- Consider retention areas south of the parkway
- Study the changing ponds/wetland areas that have been gradually filling in.
- Identify areas that need to be cleaned out – perhaps Cowsucker Creek

LWRP Policies Implemented: 33, 33A, 33B, 37

Estimated Costs: \$200,00

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: 1-3yrs

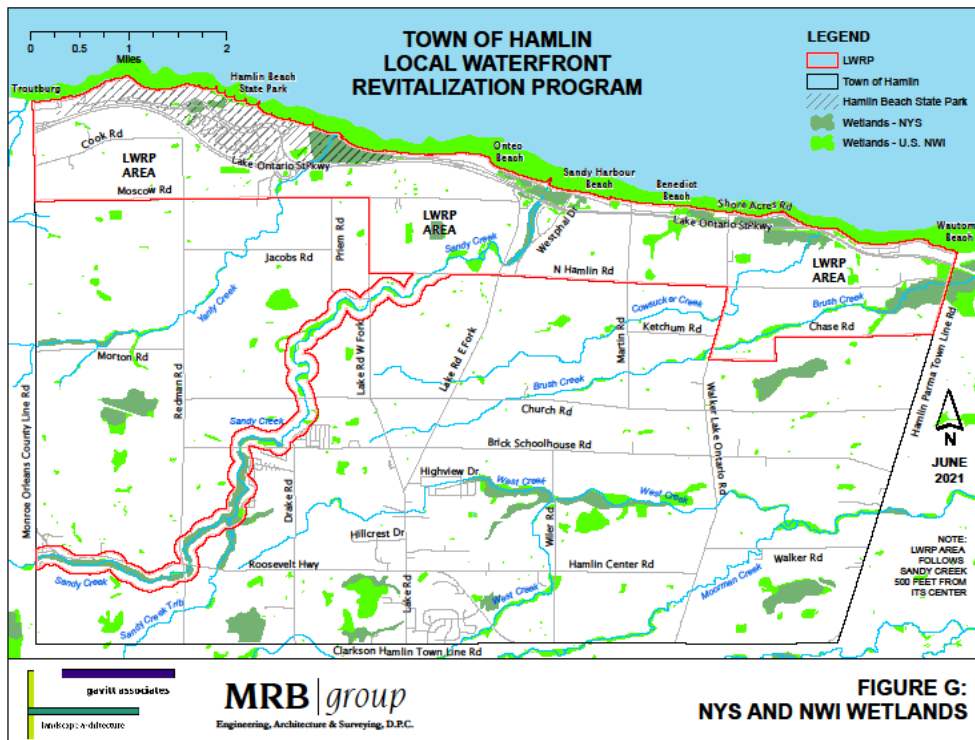


FIGURE G:
NYS AND NWI WETLANDS

PROJECT 10: PUBLIC EMERGENCY PLAN FOR FUTURE FLOODING EVENTS

Project Goal: Create an emergency communication and supply plan for quick response to flooding events.

Since the last LWRP update, the local waterfront community has experienced two significant and long term flooding events. In both 2017 and again in 2019, lake levels rose to very high levels, in conjunction with high seasonal rainfall and new IJC regulations controlling the lake levels. These events have made clear the need for a public emergency plan, to be better prepared for the next event.

A study and implementation plan is proposed that would:

- Develop a communication program for emergency flooding situations.
- Develop an action plan that determines decision making hierarchy, jurisdiction, and quick-action implementation procedures.
- Accumulate and stockpile necessary supplies and equipment for a flooding event – barriers, pumps, bags
- Identify and secure appropriate storage facility

LWRP Policies Implemented: N/A

Estimated Costs: \$250,00

Funding sources: NYS DOS – EFP LWRP, NYS ESD grand funds

Agencies involved in permitting: NYS DEC, USACE

Timeframe: immediately

