

SECTION IV Proposed Land and Water Uses and Proposed Projects

A. INTRODUCTION

The proposed land and water uses in the Hamlin LWRP area reflect the policies contained in Section III of this program. These proposed land and water uses translate the policies into a cohesive physical plan for the entire LWRP area. The proposed projects have been identified as the most appropriate and feasible given development opportunities and constraints. The uses and projects section of the Town of Hamlin LWRP is organized according to sub-areas for consistency with other sections of this program.

B. PROPOSED LAND AND WATER USES

The following three patterns have been identified within the eight sub-areas of the Hamlin LWRP area:

1. Areas of existing stable use unlikely to change significantly;
2. Areas of particular concern where important natural resources can be found; and
3. Areas suitable for a variety of uses.

Generally, established residential areas fall within the first category. In such areas, no changes in use are proposed. Agricultural use is an example of the second category. With only a few exceptions, existing land south of the New York State Parkway lies within an agricultural district. Finally, scattered throughout the Hamlin LWRP area are a limited number of areas that are suitable for more than one use. In most instances, they have been designated for a mix of water-dependent and/or enhanced uses.

Proposed land and water uses are discussed below for each of the Town of Hamlin's eight LWRP sub-areas. These uses are also illustrated on the [Map 13 -Proposed Land and Water Uses](#).

Sub-area 1 - This area contains New York State parkland, a residential area along the shoreline, and an underutilized area (Troutburg) north of the parkway. The residential area and the NYS parkland will remain in their current land uses. The Troutburg area, which is underutilized, is the only undeveloped part of the Hamlin waterfront of significant size with potential shoreline access. The Troutburg area is proposed for residential use, until a recommended planning study is completed. Once public water is made available and the study completed, zoning amendments to allow development of this important cultural resource can be considered. The land area south of the parkway is proposed for continued agricultural use, while an area in the southwest corner is proposed for continued agricultural/low density residential use.

Sub-area 2 - All land north of Lake Ontario Parkway is within Hamlin Beach State Park and is proposed to remain in open space/recreation use. The land south of the parkway is within an agricultural district, with the exception of a portion abutting Hamlin Beach State Park land along Moscow Road in the vicinity

of the parkway interchange leading to the park, and has become recreational, neighborhood business and residential in use.

Sub-area 3 - Land north of the parkway, with the exception of the Monroe County Water Authority Pumping Station and the Coast Guard auxiliary substation, is residential in nature. Most land south of the parkway is within an agricultural district. It is proposed to maintain these existing residential, agricultural and public uses.

Sub-area 4 - In the southern portion of this sub-area, south of the Lake Ontario Parkway, most of the land is currently in an agricultural district except for several pockets of residential use along Sandy Creek and a commercial area near the juncture of North Hamlin Road and Lake Road East Fork. It is proposed that the agricultural uses continue throughout this southern portion of Sub-area 4, except within a rectangle of land formed by the eastern edge of Sandy Creek, Westphal Road, the parkway and Lake Ontario where residential and recreational uses (e.g. Morgan's Cove, yacht club, boat launch, fishing docks, etc.) are slated to continue to develop. The land between the shoreline residential uses and the parkway is to be retained as open space in order to preserve wetlands and wooded areas.

Sub-area 5 - This sub-area follows the course of Sandy Creek. The southern portion of the sub-area is within an agricultural district, and it is proposed that agricultural uses continue here. Nearer the parkway along the west side of Sandy Creek, a mix of residential and commercial waterfront uses is proposed. Opposite this area on the east side of the creek, residential/water related uses are proposed.

To the north of the parkway on the east side of the creek, public water-related recreation uses are proposed to continue. Since this area includes a State-designated freshwater wetland, uses would need to be compatible with the protection of the wetland.

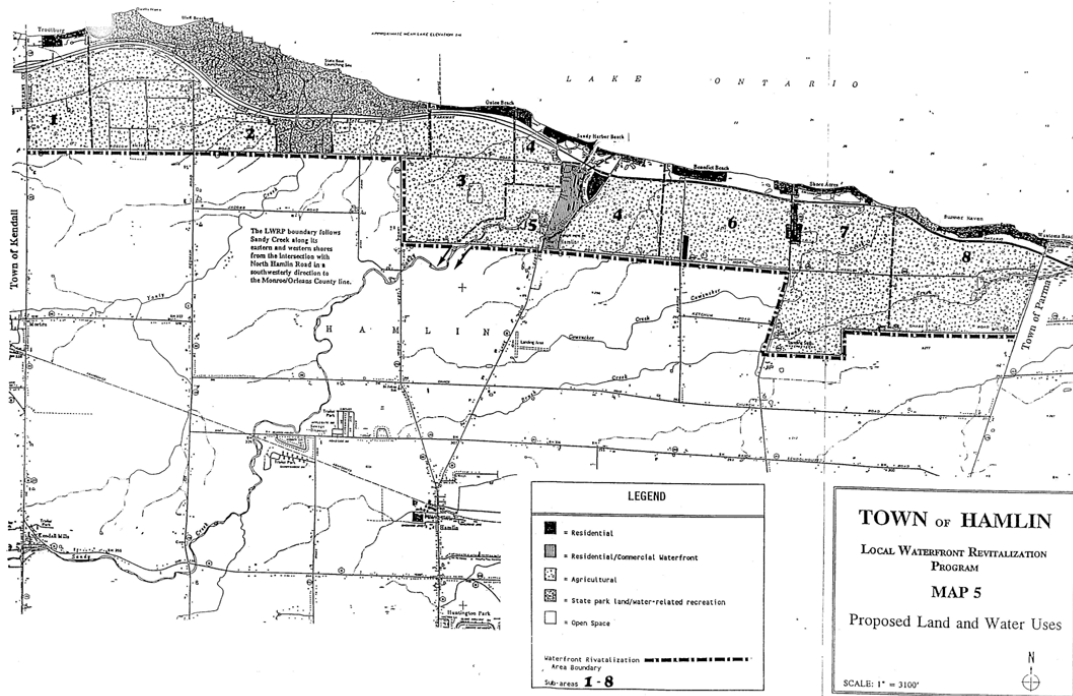
Sub-area 6 - The uses in the portion of Sub-area 6 north of the parkway are residential or open space (designated wetland). The entire area south of the parkway is within an agricultural district. All existing uses are proposed to continue in the sub-area.

Sub-area 7 - The uses in the portion of sub-area 7 north of the parkway are residential or open space (designated wetland) with the exception of a parcel of undeveloped land owned by NY State at the boundary with Sub-area 8. This property is designated for water-related recreational use or scenic overlook. The land south of the parkway within an agricultural district is proposed to remain in agricultural use.

Sub-area 8 - Much of the land north of the parkway is part of the Wautoma Beach residential area. It is proposed that residential uses continue here. A parcel of property to the west of the residential area is proposed to remain as open space, while a second parcel abutting Sub-area 7 is state and property it is recommended for water-related recreational use as scenic view and possible fishing access of Lake Ontario, and should share the same use with abutting land of Sub-area 7. All land south of the parkway is within an agricultural district and is proposed to remain in agricultural use.

C. PROPOSED PROJECTS

There are several proposed projects designed to increase public access to the shore or to upgrade public services so that appropriate development can occur. These proposed projects are discussed in greater detail below, beginning with area-wide projects.



Map 13– Proposed Land and Water Uses

1. Area-Wide Projects

a. Evaluation of Existing Drainage Structures

There is a potential for flooding in low-lying and wetland areas throughout the Hamlin waterfront. Flooding conditions were exacerbated when installation of the Lake Ontario Parkway along the Town's shoreline interrupted many of the natural drainage courses. In addition, the intensive agricultural character of the area has led to a decrease in the flow potential of existing drainage culverts and diversion cross-sections.

The West Creek Drainage study has been completed by the Town Engineer in 1991 of the existing drainage system. Some alternatives and improvements to the overall drainage system have been identified and some work completed.

b. Wastewater Study

All property within the Hamlin LWRP area, exclusive of the Hamlin Beach State Park, is serviced by individual sewage systems. Many residences are being converted from seasonal to year-round use thus rendering these systems inadequate. In addition, many of these sewage systems were installed prior to the establishment of current design and permitting requirements, and are in various stages of disrepair.

The proximity of these systems to Lake Ontario, combined with high lake levels, has created the potential for increased pollution of ground and surface water. This, in turn, poses potential health hazards, as most residences with the Hamlin LWRP area use wells for drinking water.

The following is a brief description of major topics of the proposed wastewater study for the LWRP area:

1. Total population of the LWRP area and estimates of population growth for the next 20 year period;
2. Comparisons between wastewater currently generated and expected quantities in the future;
3. Identification of alternative treatment methods;
4. Identification of measures to reduce and prevent infiltration/inflow during flooding or periods of high lake levels.
5. Development of a Town-wide Wastewater Management Plan, compatible with the LWRP;
6. Evaluation of the no-action alternative;
7. Estimates of environmental impacts of alternatives, including the no-action alternative
8. Comparison of cost/benefit data for all alternatives, and
9. Review of funding options available to assist in the installation of an improved wastewater handling/treatment system.

c. Water Distribution Study

Public water is available throughout Hamlin Beach State Park and in selected areas of all the 8 LWRP sub-areas. Those parts of the sub-areas not provided with public water use wells or have water trucked in. Expansion of all water lines in the LWRP area is anticipated with tap-in restrictions placed on all the land within agricultural districts bordering those water lines.

A Water Distribution Study could evaluate the advantages/disadvantages and costs of a Town water distribution system and would cover all sub-areas within the LWRP area.

The scope of this study would include the following:

1. The geographic boundaries of the study area;
2. The relationship of the study area to a Town-wide water management plan;

3. Determination of existing and anticipated population densities within the LWRP area (population data from the wastewater management study could be used);
4. Estimating costs for alternative installations and systems; and
5. Evaluating the potential for securing grants to fund the project.

d. Small Wetlands Study

The Town Conservation Board is undertaking a study of small wetlands. This will include an inventory and description of these wetlands. After this activity is complete, the Town may designate local wetlands and regulate development within them in order to protect these areas.

e. Wetlands Access Study

This project will evaluate several wetlands for possible public access for interpretive and educational use. The wetlands to be evaluated are site U3 and Sub-area 6, site U4 at the border of sub-areas 4 and 6, site U7 in Sub-area 5, and any others the Town may identify in its study of small wetlands. The wetlands access study will identify locations where access would be appropriate, the nature of the access to be provided, requirements for and cost of improvements, sources of funds and environmental impacts.

2. Individual Area Projects

a. Planning Study of the Troutburg Area

Troutburg is a key part of the Town of Hamlin's LWRP area. It is the only existing sizable, undeveloped location within the Town having potential for public shorefront access. It is currently privately owned. Its ultimate long-term use is of utmost concern to the Town's residents. A planning study of this location would investigate the following factors:

- 1) Development of land use alternatives to advance LWRP policies;
- 2) Identification of the costs and benefits of various land use alternatives;
- 3) Assessment of impacts of various land use alternatives on the surrounding neighborhood; and
- 4) Identification of mechanisms to implement the preferred alternative.

b. Development of a Scenic Viewing Area

This project would include the development of a scenic viewing and parking area adjacent to the Lake Ontario Parkway near the boundary of sub-areas 7 and 8. This area is adjacent to the mouth of Cowsucker Creek and provides a unique vantage point of the lake. This project would include an evaluation of alternatives in design, costs, impacts and funding sources.

c. Development of Street End Access

In an effort to increase public access to the water, an evaluation of the feasibility of developing street ends (unused public rights-of-way) would be undertaken. This study would include

consideration of: ownership, right-of-way widths, parking/access potential, policies, and financial requirements.

d. Improving Sandy Harbor

Presently, the Brockport Yacht Club provides the maintenance that keeps the harbor open, provides the navigational signal lights, and maintains the west jetty. If the club were to suddenly become unable to provide those services, the state boat launch, privately owned marinas, and many home owners along the creek would be greatly inconvenienced. The east jetty (a.k.a. Morgan's Pier) also poses a danger to people unfamiliar to the area. When the lake levels are high, none of the deteriorating, low profile east jetty can be seen by passing boaters.

Currently there is not an available sheltered access point between Oak Orchard and Braddock Bay. The feasibility of a sheltered access point should be reviewed.

e. Increase Docking Space Near the State Boat Launch

The boat launch only allows for the launching or loading of two boats at a time. Quite often, several boats can be seen lined up to be pulled from the creek but most of the waiting boaters have nothing to tie up to during the wait. Also, during these busy times, fisherman on the existing docks must give up the sport. When the launch area is not crowded with the boats, it is often overcrowded with "anglers". The docks that are normally handicap assessable are too often unavailable to the handicapped.

f. Stairway to creek

The Town owns a small park on the south side of the first bend in Sandy Creek on Westphal Road. Many fisherman park there and make a dangerous decent of the cliff there to the creek below. Though the Town does now own the face of the cliff (it belongs to the marina on the other side of the creek) arrangements could be made to provide a stairway from the park to the creek bank.

3. Cost of Proposed and ongoing Projects

Estimated costs of undertaking proposed projects are follows:

1a.	Drainage (Budgeted item)	\$ 25,000	to	\$ 30,000
1b.	Wastewater study	\$ 25,000	to	\$ 30,000
1c.	Water study	\$ 12,000	to	\$ 16,000
1d.	Small Wetlands access study	\$ 2,000	to	\$ 2,500
1e.	Wetlands study	\$ 2,000	to	\$ 2,500
2a.	Planning Study (Hamlin Kendall Water)	\$ 10,000	to	\$ 12,000

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2b.	Scenic viewing area - design	\$ 6,000	to	\$ 8,000
2c.	Paper street ends - study	\$ 2,000	to	\$ 3,000
2d.	Harbor improvement	\$500,000	to	\$1,000,000
2e.	Additional docks	\$ 25,000	to	\$ 40,000
2f.	Stairway to creek (Fishing rights being pursued)	\$ 10,000	to	\$ 15,000
		\$619,000	to	\$1,159,000