

Section I LWRP Boundaries

Town & Village of Waterford Local Waterfront Revitalization Program

Section I

Town and Village of Waterford LWRP Boundaries

The Waterfront Revitalization Area (WRA) includes portions of the Hudson River, Mohawk River, the Waterford Flight section of the NYS (Erie) Canal; as well as portions of the Town and Village of Waterford that are directly related to, or supportive of, local, regional and state efforts to protect and enhance natural and cultural resources and stimulate additional tourism and economic revitalization. The LWRP waterfront revitalization area boundaries are shown on the [LWRP Boundary Map](#).

Within the Town and Village to the North of the Waterford Flight

Beginning at the Hudson River shoreline in the northeast corner of the Town of Waterford;

Then east along the Town's northern boundary with the Town of Halfmoon to a distance approximately 500' east of the Mohawk River shoreline;

Then along an arbitrary line paralleling the meanders of the Mohawk River shoreline at a distance of 500' generally south and east to Flight Lock Road at the former Alcathy Marina (State Boat Launch);

Then east along an arbitrary line running parallel to the centerline of Flight Lock Road at a distance 500' to the village's western boundary with the Town;

Then north and east along the village's western and northern boundary to the old Champlain Canal;

Then north along an arbitrary line paralleling the centerline of the old Champlain Canal at a distance of approximately 500' to the west to the Town's northern boundary with Halfmoon;

Then east to the centerline of the Hudson River, which forms the Town's eastern boundary line;

Then south along the eastern boundary line to the centerline of the Mohawk River and NYS (Erie) Canal;

Then west along the river and canal back to the beginning.

Section I LWRP Boundaries

Town & Village of Waterford Local Waterfront Revitalization Program

Within the Town and Village to the South of the Waterford Flight

(NOTE: Includes all land along the Erie Canal, Mohawk River and Hudson River, using the Canal centerline, Niagara Mohawk power transmission line right-of-ways and the CSX Railroad right-of-way as boundaries. Essentially, all the land south of the canal is included EXCEPT the expanded Sugar Loaf Pond area bounded by the CSX railroad right-of-way to the east, Niagara Mohawk power transmission line right-of-ways to the north and west, and Clifton Street to the south).

Beginning at the centerline of the Hudson River where it meets the Mohawk River;

Then east along the centerline of the Fourth Branch of the Mohawk River and NYS (Erie) Canal to the CSX Railroad right-of-way;

Then south along the railroad right-of-way to Clifton Street;

Then west along the centerline of Clifton Street and the northern boundaries of Clement Park;

Then continuing west along an arbitrary line approximately 500' north of (and parallel to) the Mohawk River shoreline to the Niagara Mohawk power transmission line right-of-way;

Then northeast along the Niagara Mohawk power transmission line right of way to the southern boundaries of the Waterford Rural Cemetery;

Then generally southeast along the cemetery boundaries/power transmission line right-of-way to the CSX Railroad right-of-way;

Then continuing northeast along the CSX right-of-way back to the beginning at the canal centerline.

Sub-Areas

The Waterfront Revitalization Area has been subdivided into eight sub-areas, with five in the town and three in the village (see [LWRP Sub-Area Boundaries Map](#)). It should be noted that although the LWRP sub-areas overlap considerably with the sub-areas in the Comprehensive Plan, they are not exactly the same.

TOWN OF WATERFORD

1. **Hudson River Road Sub-Area (TW-1)**: All the area bounded by the Town of Waterford's northern boundary with Halfmoon, Hudson River to the east, the old Champlain Canal to the west, and the village of Waterford's northern boundary to the south. This sub-area was

Section I LWRP Boundaries

Town & Village of Waterford Local Waterfront Revitalization Program

established to contain the predominantly industrial and manufacturing uses in this section of the town, as well as the 100- and 500-year flood zones.

2. **Upper Mohawk/North Waterford Flight Sub-Area (TW-2)**: This sub-area is bounded by the Town's northern line and an arbitrary parallel line 500' north of Flight Lock Road's centerline; an arbitrary parallel line 500' inland from the Mohawk River shoreline; the centerline of the Mohawk River (the Town's boundary with Cohoes); and the village's western boundary. This sub-area contains the Mohawk River shoreline above Cohoes Falls and the northern shoreline of the Waterford Flight.
3. **Saratoga Avenue/Northside Historic District Sub-Area (TW-3)**: All the land area bounded by the village's southern boundary; the railroad tracks to the west of Saratoga Avenue; the town's southern boundary with Cohoes; and the Mohawk River. This sub-area is designed to encompass the National and State Register-listed Northside Historic District.
4. **Lower Mohawk/South Waterford Flight Sub-Area (TW-4)**: All the land on the south side of the Waterford Flight and bounded by the village's western boundary to the east; an arbitrary line 500' feet south of, and parallel to, the Flight's centerline extended to the Niagara Mohawk power line right-of-way and including Waterford Rural Cemetery; the power line ROW south to an arbitrary line 500' north of, and parallel to, the centerline of the Mohawk River; and the CSX Railroad right-of-way to the west of the rear property lines of parcels located on Saratoga Avenue. This sub-area is designed to encompass much of the land in the minimally developed triangular area between the Waterford Flight, Mohawk River, the Niagara Mohawk power transmission line right-of-way, Waterford Rural Cemetery, and Mohawk View Avenue. It excludes the predominantly residential areas of Northside and the Sugar Loaf Pond areas.
5. **Five Islands Sub-Area (TW-5)**: This sub-area includes Peebles Island, Bock Island, Second Island, Goat Island and a small unnamed island, as well as the Mohawk and Hudson Rivers within the Town of Waterford.

VILLAGE OF WATERFORD

1. **Northern Village Sub-Area (VW-1)**: All the area bounded by the Hudson River to the east; the village's boundary with the town to the north, west, and south; the centerline of Eighth Street; and the centerline of Division Street. This sub-area is intended to concentrate the predominantly residential area north of the Broad Street commercial district.
2. **Broad Street Commercial Sub-Area (VW-2)**: All the area bounded by the centerline of Division Street to the north; the Hudson River to the east; the centerline of Eighth Street to the west; and the centerline and includes portions of streets to the north and south of Broad.

Section I LWRP Boundaries

Town & Village of Waterford Local Waterfront Revitalization Program

This sub-area is designed to contain the village's commercial district and includes street segments north to Division and south to Middle Street as well as that portion of the Village located on the South Side of the Canal.

3. **Battery Sub-Area (VW-3):** All the area bounded by the centerline of Middle Street to the north; the centerline of Eighth Street to the west; the centerlines of the Mohawk River and NYS (Erie) Canal to the south; and the Hudson River to the east. This sub-area is intended to concentrate on the predominantly residential area south of the Broad Street commercial district, as well as the village's major waterfront revitalization sites.