

APPENDIX B

Shoreline Protection Overlay District Description

Please refer to the Shoreline Protection Overlay District Map for an illustration of the Shoreline Protection Overlay District. From the north, the Overlay District begins at the Town of Essex line. The eastern edge of the district is defined by the Lake Champlain shoreline, bordering Whallons Bay, and Split Rock Point before turning south again to meet up with the south side tax parcel 49.04-1-6.200. The overlay district boundary follows the backside of tax parcel 49.04-1-6.200 until it intersects with the road that parallels the Whallons Bay shoreline. The boundary follows this roadway along the ridgeline and then tracks the eastern boundaries of tax parcels 49.04-1-9.100 and 49.04-1-1.00 before meeting up with Lake Shore Road.

At this point the district boundary heads northward along Lake Shore Road before following the southern edge of tax parcel 49.15-1-19.000, then turning northward to line the western edges of several parcels that sit to the west of Lake Shore Road. At the northwest corner of tax parcel 49.11-1-2.000 the district boundary continues northward paralleling Lake Shore Road at a distance of 2,250 feet until it heads due east to meet up with the southwest corner of tax parcel 40.81-3-10.000.

Continuing to head northward the boundary borders the west side of the first row of parcels lining the west side of Lake Shore Road until it meets with tax parcel 40.73-5-3.100. It then runs along the south border of tax parcel 40.73-5-3.100, meets Elm Street and follows it to County Route 22.

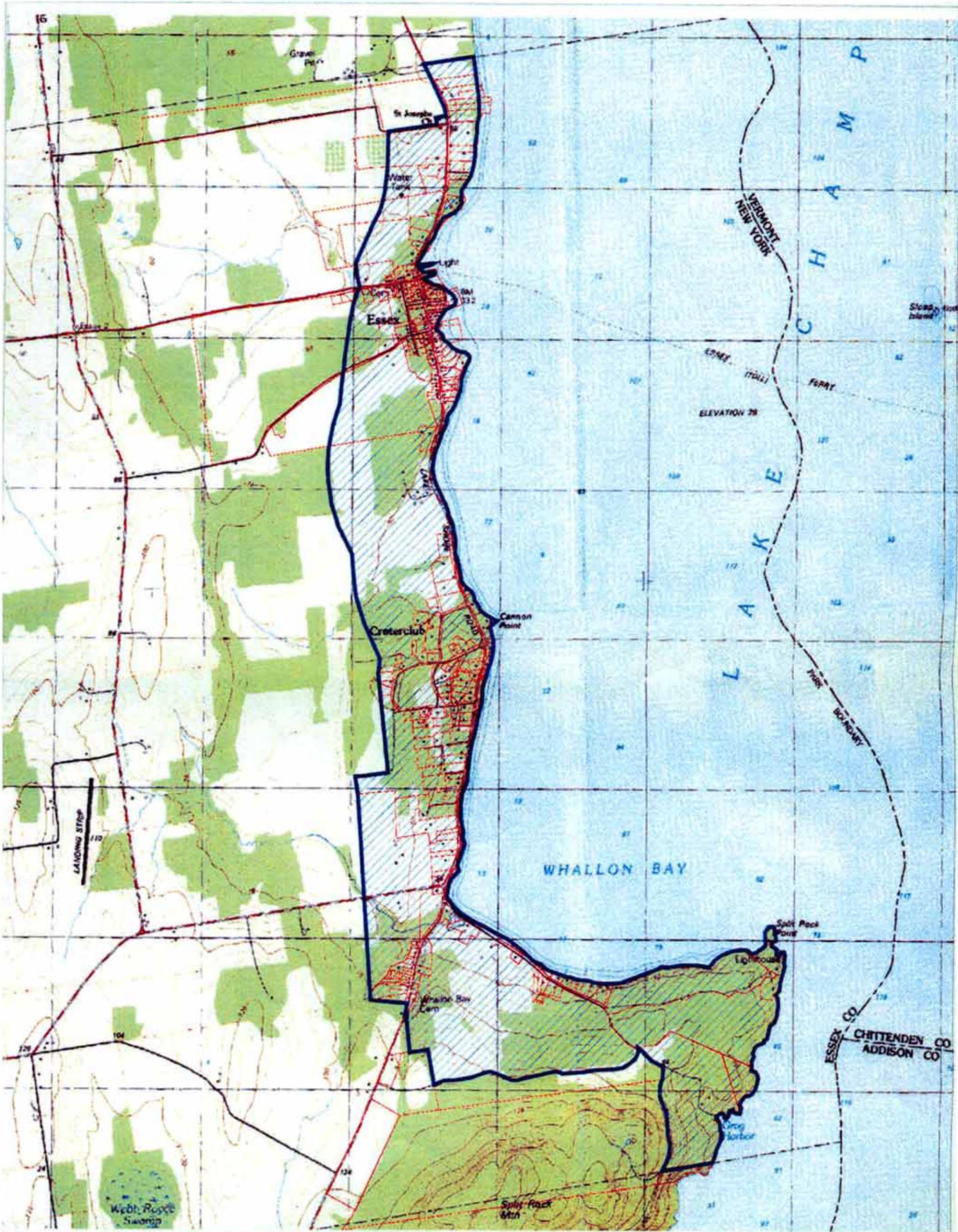
The district boundary then follows County Route 22 westward before lining the west edge of tax parcel 40.3-2-11.000. At this location the boundary then again parallels Lake Shore Road at a distance of 1,300 feet before meeting up it Blockhouse Road. Blockhouse Road eastward, the district boundary lines the west and north boundaries of tax parcel 40.57-1-2.000 before continuing along Lake Shore Road to the Essex Town line.

Justification for the Western Edge of the Shoreline Protection Overlay District

In dealing with zoning district boundaries, it is common planning practice to follow physical and distinct boundaries such as roads, streams, or parcel boundaries. Where physical features are not located in a manner that can serve this purpose, it is common to specify a distance from a roadway. In Essex, the proposed Shoreline Protection Overlay District roughly parallels the shoreline and there are very few physical features that also parallel the shoreline making it difficult to use them to form the western boundary. Where the possibility existed, a feature such as a road or tax parcel was used. Where there were no parallel features to the shoreline, a specific distance was used. An example of this situation can be found on the property commonly referred to as the South Farm.

To determine the distance in this example, a visual and topographic analysis was completed to determine where the ridgeline formed the top of the hill. This methodology was employed so that lands subject to development in highly visible areas could be included in the Shoreline Protection Overlay District. The distance determined for this area is 2,250 feet from Lake Shore Road.

ESSEX HAMLET WATERFRONT PLAN



SHORELINE PROTECTION OVERLAY DISTRICT

-  Shoreline Protection Overlay District
-  Parcel Boundaries



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