

SECTION I

WATERFRONT REVITALIZATION AREA BOUNDARY

Waterfront Revitalization Area Boundary

The Town of Essex is located approximately halfway up Lake Champlain, extending for nine miles along Lake Champlain's 587 miles of shoreline. The Lake is unique, in part because of its narrow width, (measuring only twelve miles as its widest point), great depth (some parts are more than 400 feet deep) and the size of the land area, or watershed, through which 90% of the water delivered to the Lake flows. Lake Champlain stretches south from the Canadian border for 120 miles along almost one-third of the New York State's eastern border. Lake Champlain flows north through the Richelieu River to the St. Lawrence Seaway, and it also connects to the Hudson River in the south via the Champlain Canal. Because of its strategic location in North America, events and battles took place on this waterway that shaped the future of two modern nations.

Essex's nine mile long shoreline on Lake Champlain is very beautiful – a source of pleasure to its residents, seasonal homeowners, and visitors – and a priceless asset to the Town. Essex is fortunate that its shoreline is largely unspoiled by development, thus contributing to the unique rural lakeside character of the Town.

The Waterfront Revitalization Program Boundary, which coincides with the Shoreline Overlay District, extends to the east to the center of Lake Champlain and north and south to the Essex Town lines. A visual and topographic analysis was completed to determine the western boundary which follows an irregular pattern encompassing the major developed sections of the Essex Hamlet and follows topographical ridgelines to the south of the hamlet that have been deemed sensitive areas for development. This methodology was employed so that lands subject to development in highly visible areas could be included in the Shoreline Overlay Protection District.

A narrative description and map of the Shoreline Protection Overlay District is included in Appendix B.